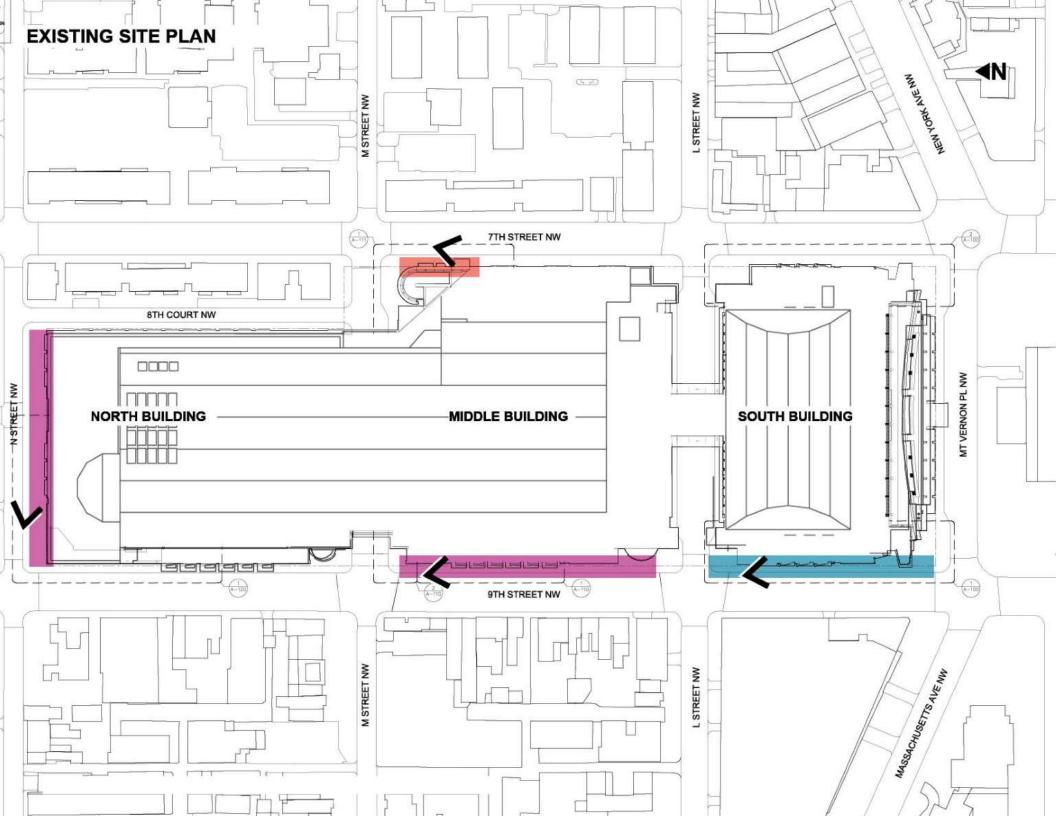
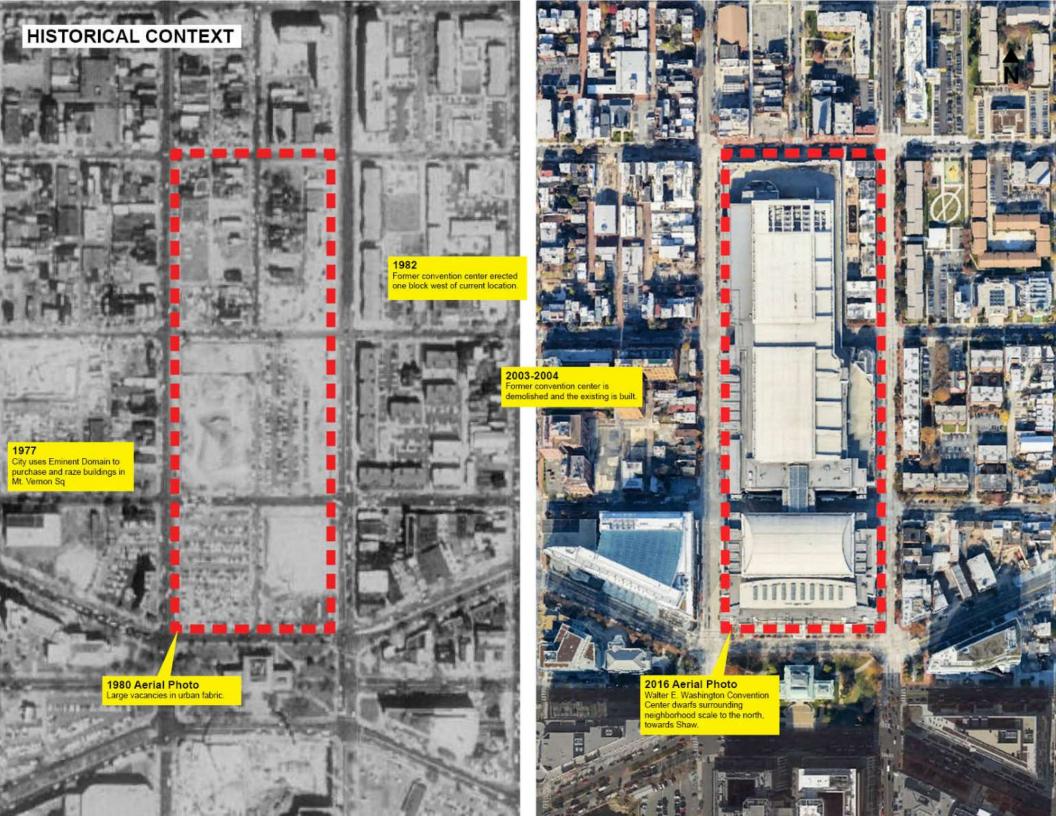


Streetscape

CFA Final Submission Presentation

March 21, 2019

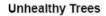




OBSERVATIONS

Underutilized Sidewalk w/o Seating







Inadequate Lighting



Empty Windows





9th Street - Middle Building

9th Street - Middle Building









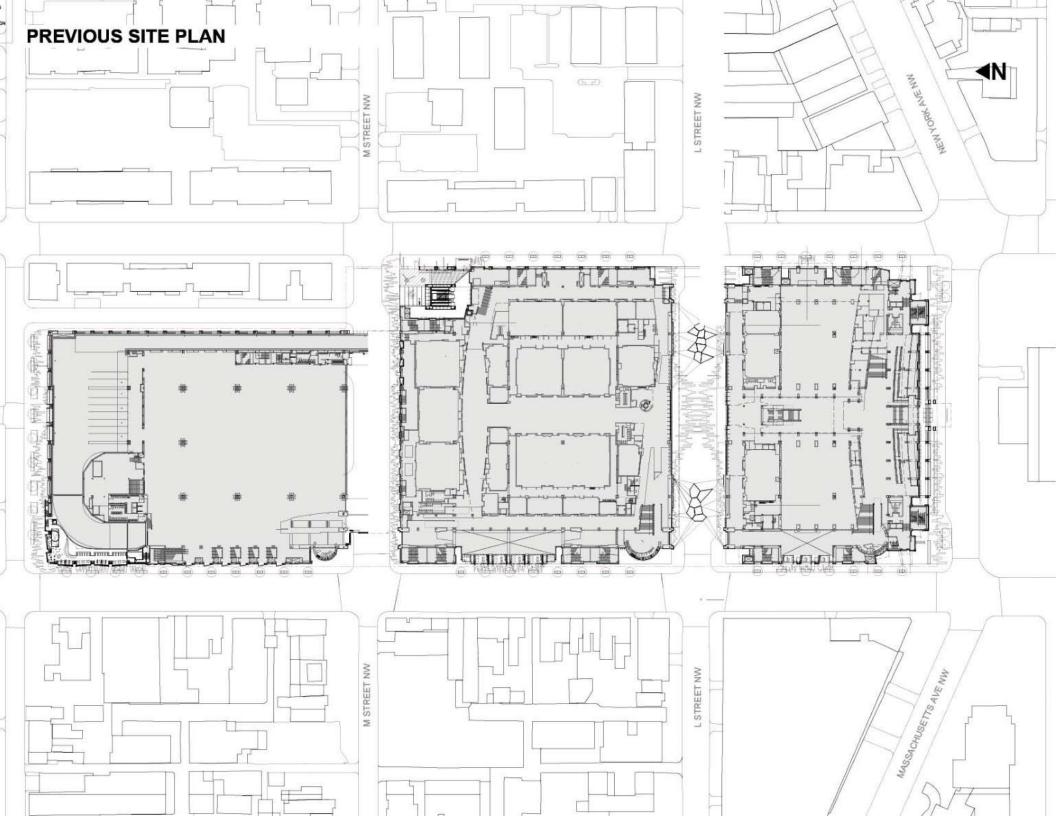


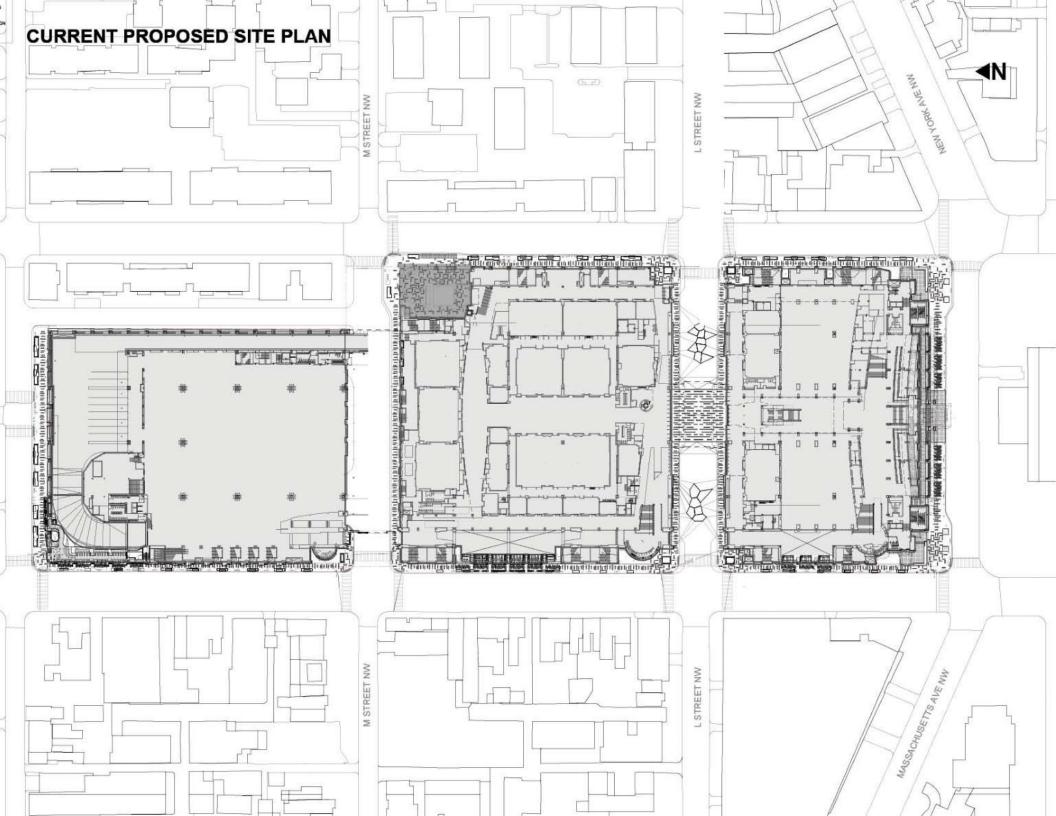


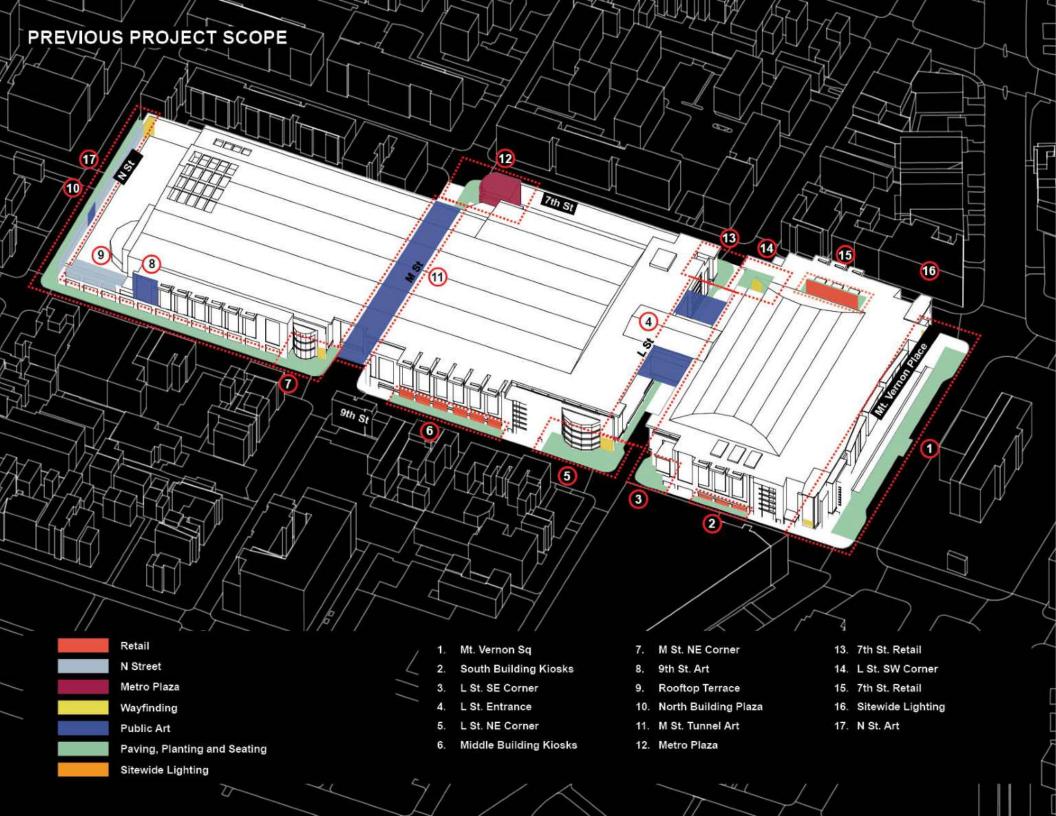


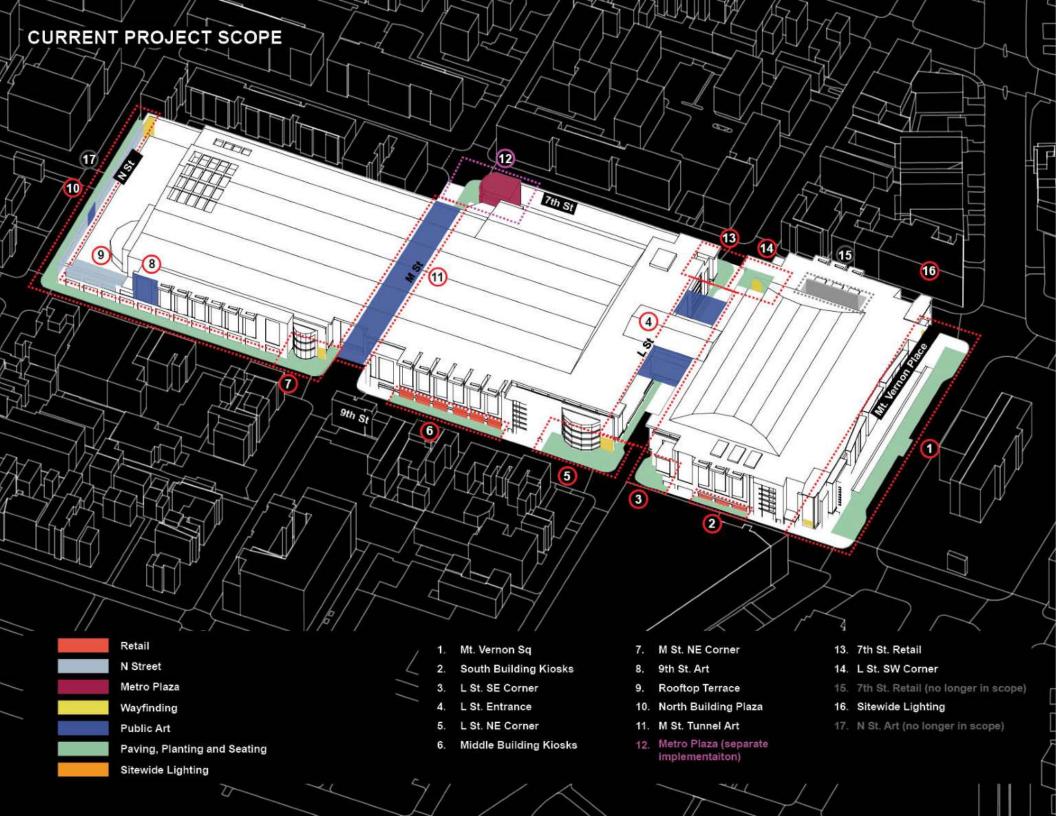




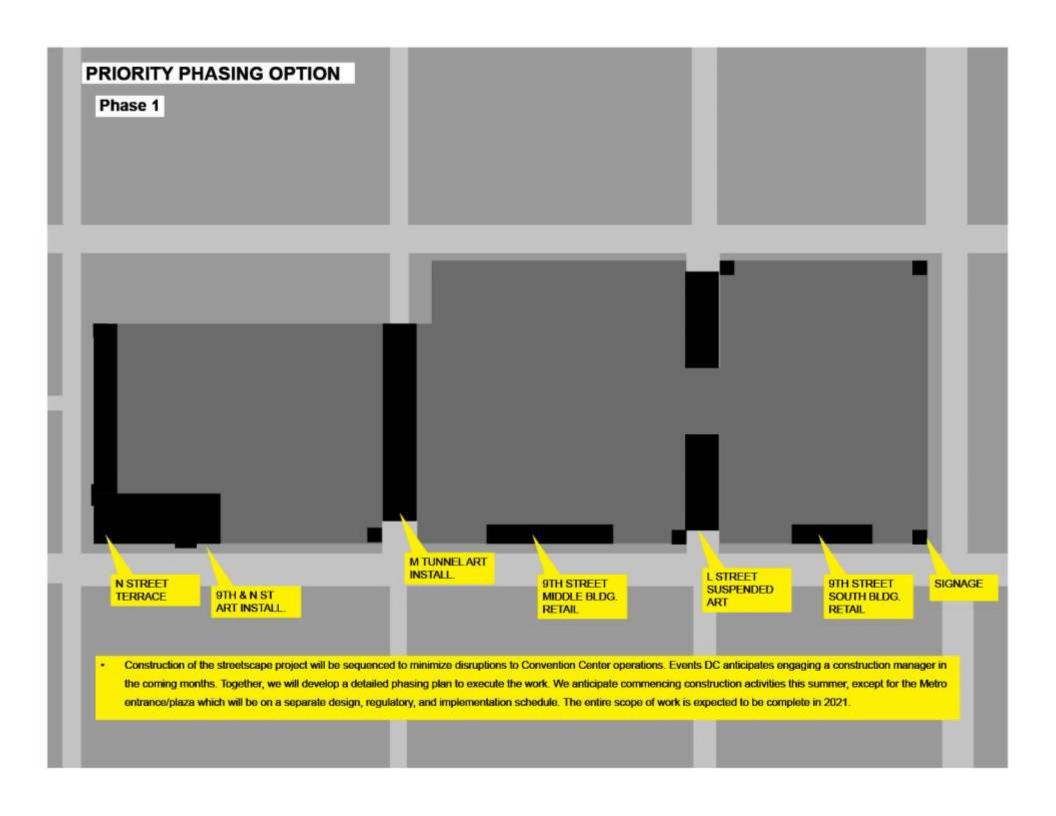


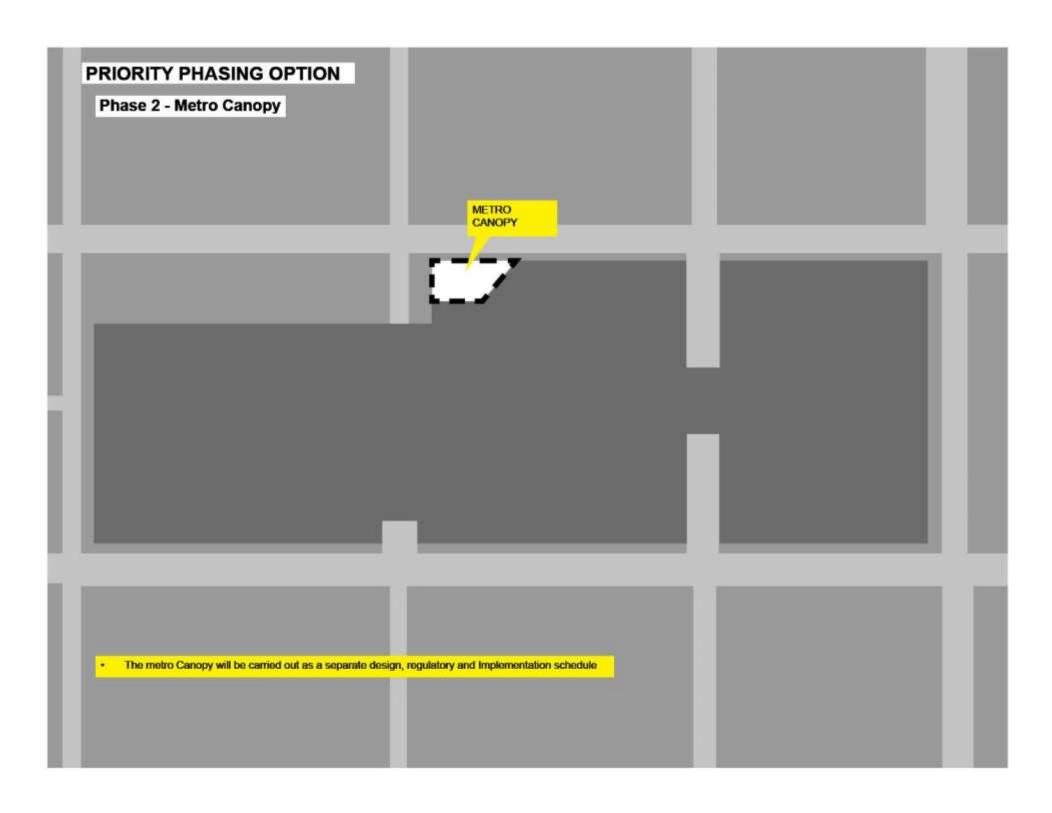


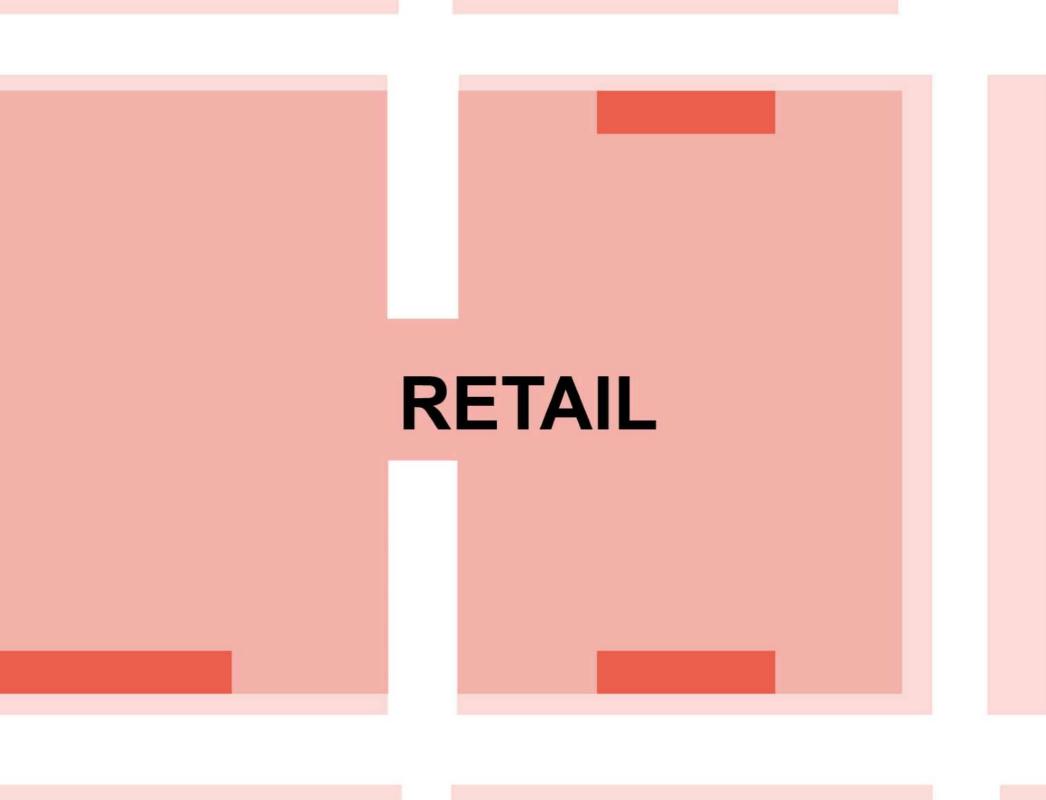


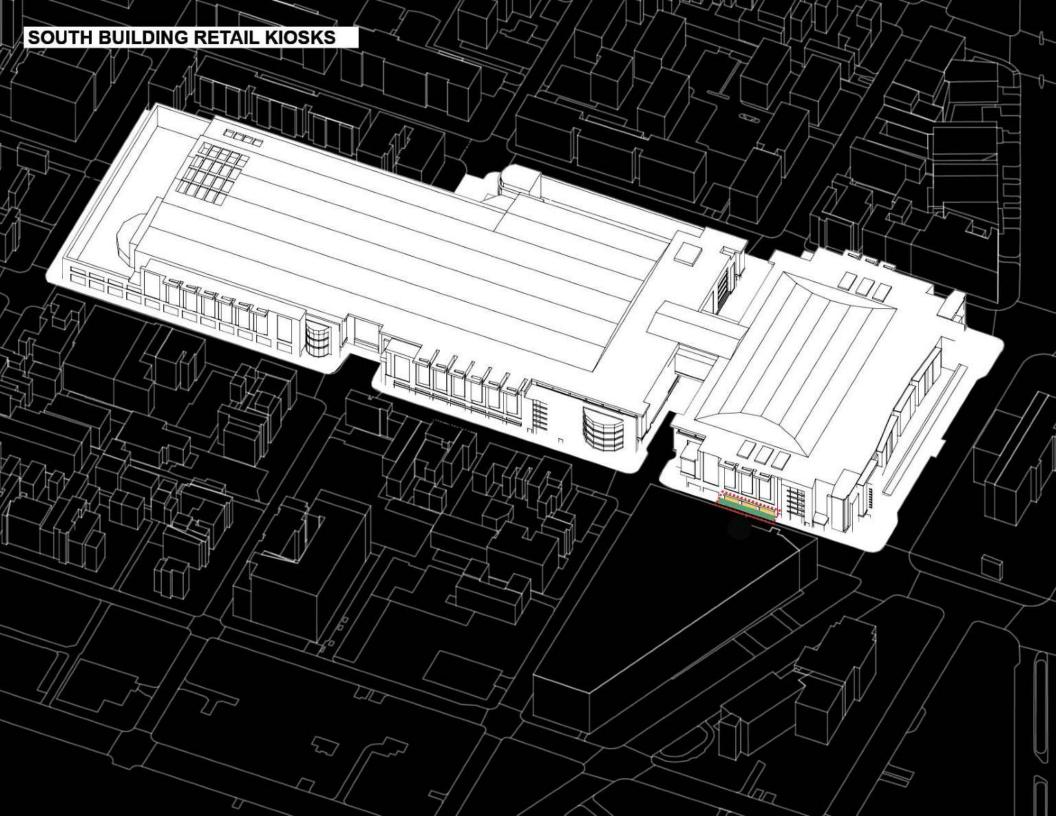


PROJECT PHASING



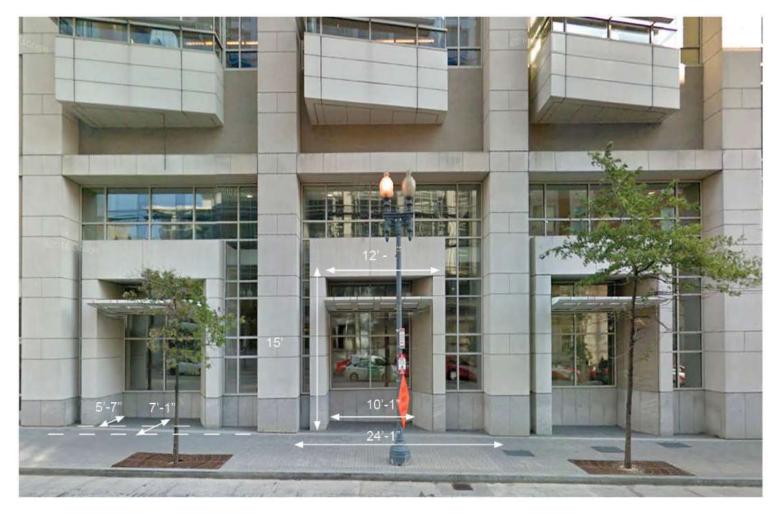






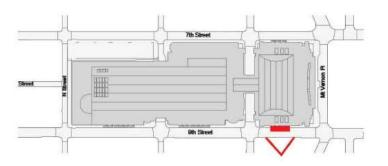


SOUTH BUILDING RETAIL KIOSKS **EXISTING**



1. Exisitng Condition

Three large niches puncture the west facade of the Convention Center. They provide passersby with a glimpse into the concourse below, but also serve as non-functional corners where debris can collect.

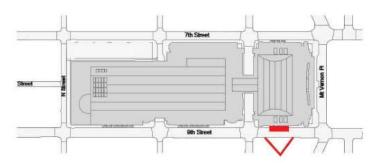


SOUTH BUILDING RETAIL KIOSKS PREVIOUS



2. Previous

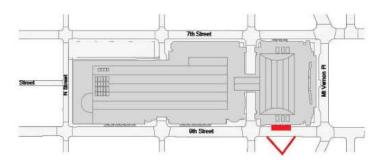
By inserting chromatic glass capsules into the existing three niches, the facade transforms into an attractive realm of pop-ups, and draws pedestrians up 9th street into direct engagement with the building.



SOUTH BUILDING RETAIL KIOSKS UPDATED



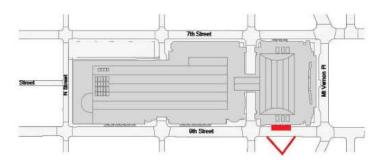
3. Updated
Details and Landscape elements have been further developed



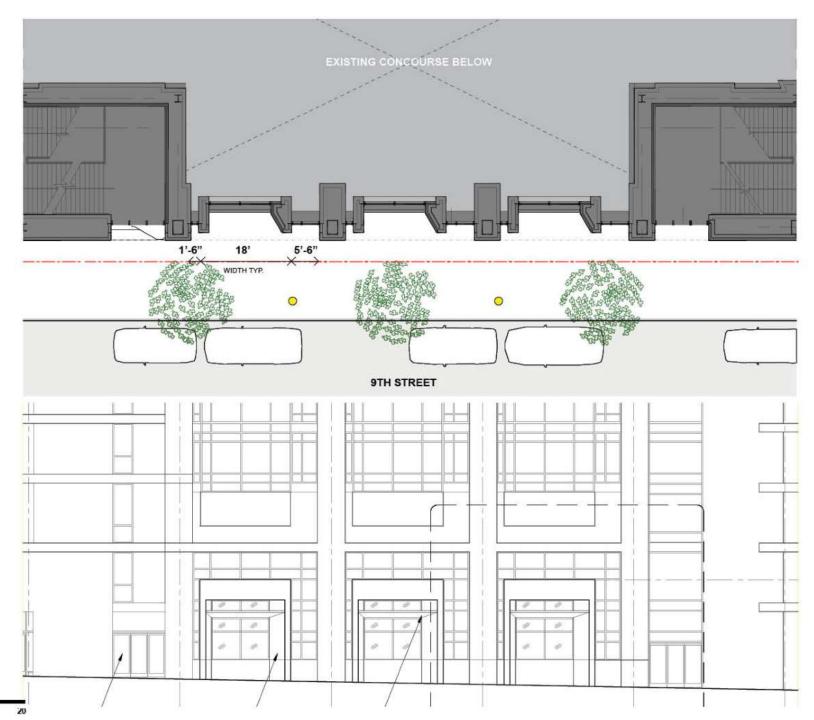
SOUTH BUILDING RETAIL KIOSKS UPDATED



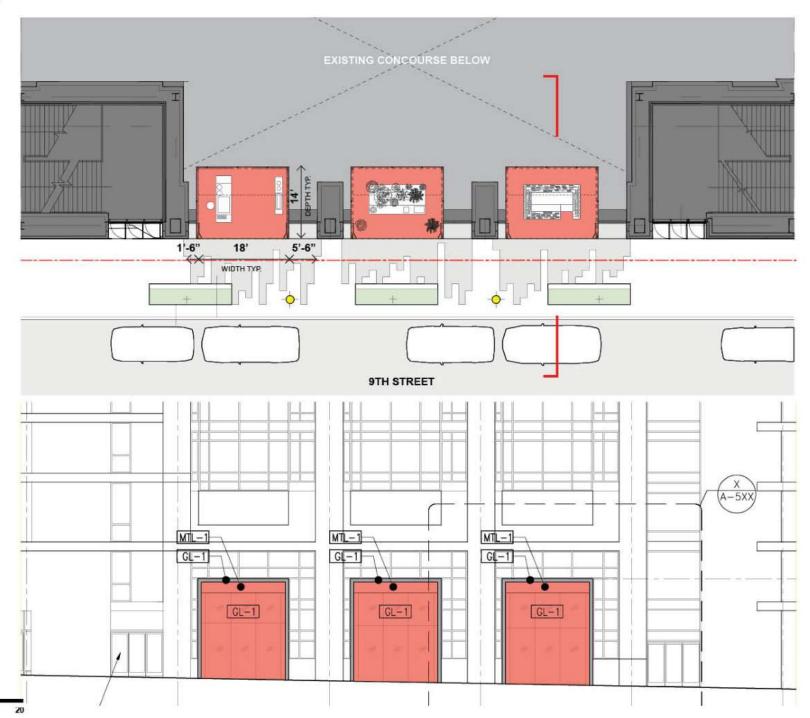
3. Updated
Details and Landscape elements have been further developed



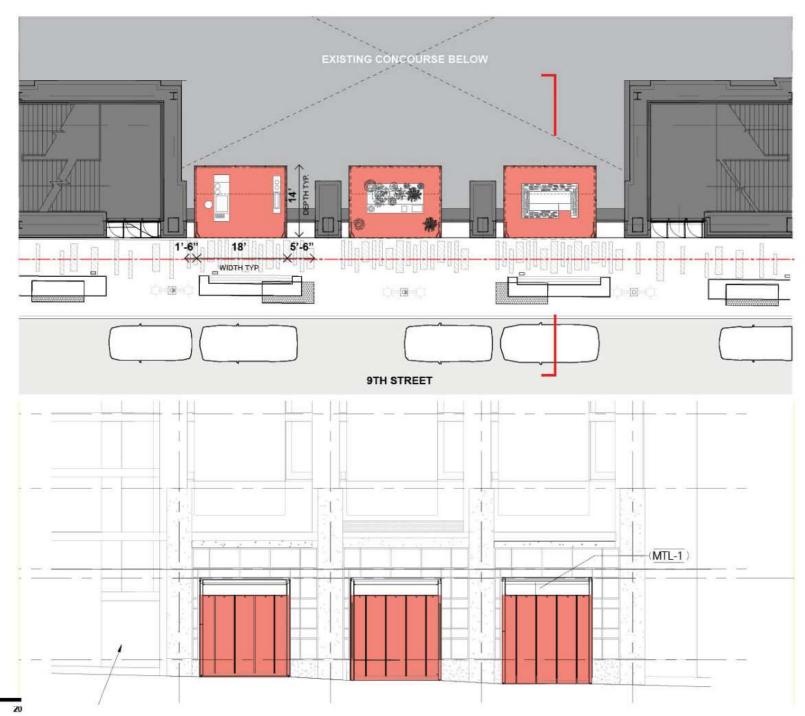
SOUTH BUILDING RETAIL KIOSKS EXISTING



SOUTH BUILDING RETAIL KIOSKS PREVIOUS

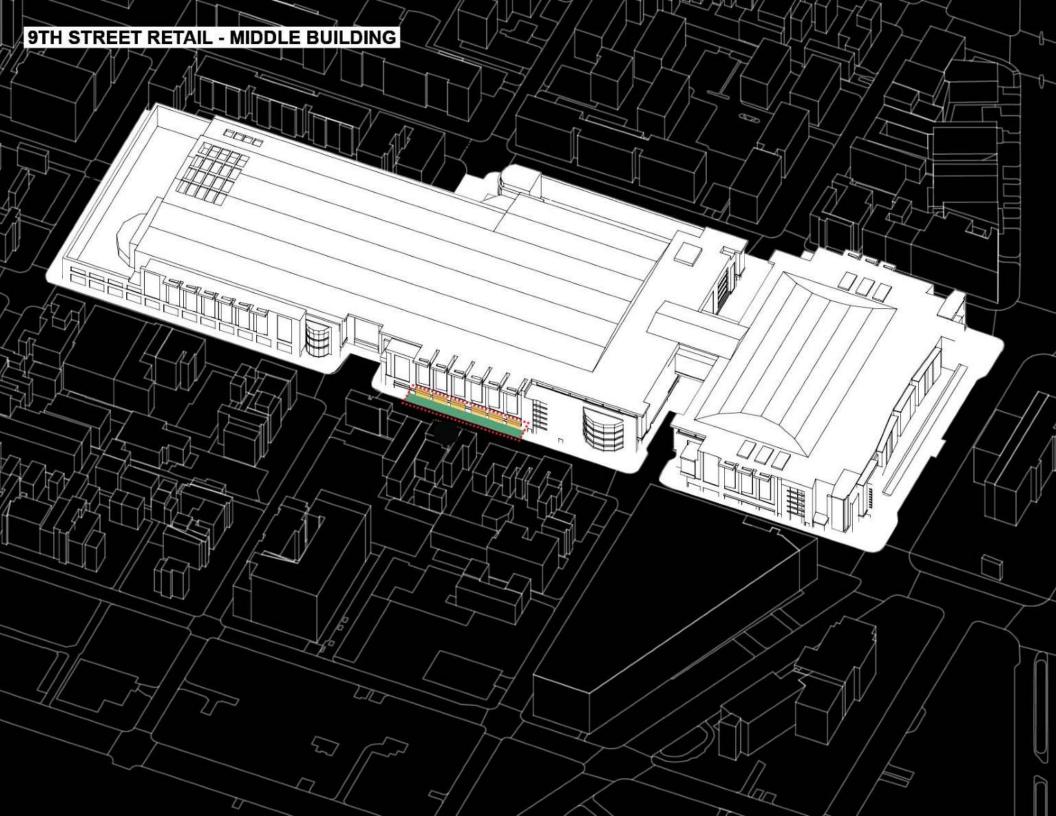


SOUTH BUILDING RETAIL KIOSKS UPDATED









SOUTH & MIDDLE BUILDING RETAIL

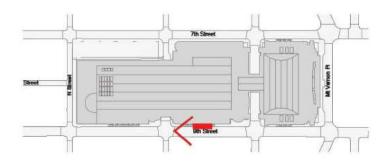
Existing Condition



MIDDLE BUILDING RETAIL KIOSKS **EXISTING**



1. Exisitng Condition
Similar to the condition south, the Convention Center's Middle Building features six alcoves with little pupose, except to break up the massive scale of the facade.

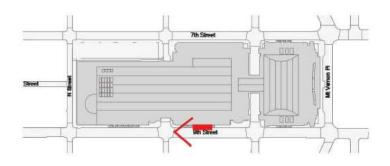


MIDDLE BUILDING RETAIL KIOSKS PREVIOUS



2. Previous

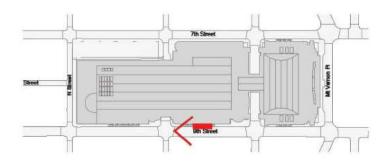
Six chromatic glass kiosks are inserted through the existing alcove spaces and project into the concourse within the building. Four of these kiosks take advantage of the extra space and offer multi-seasonal retail zones, allowing for enclosed occupation when cold, and interactive streetside habitation when warm.



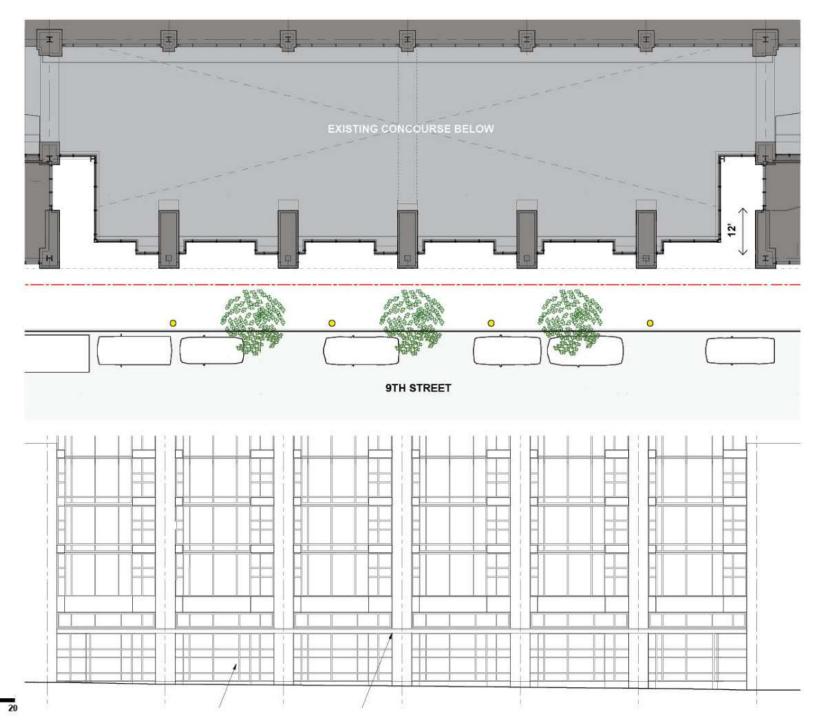
MIDDLE BUILDING RETAIL KIOSKS UPDATED



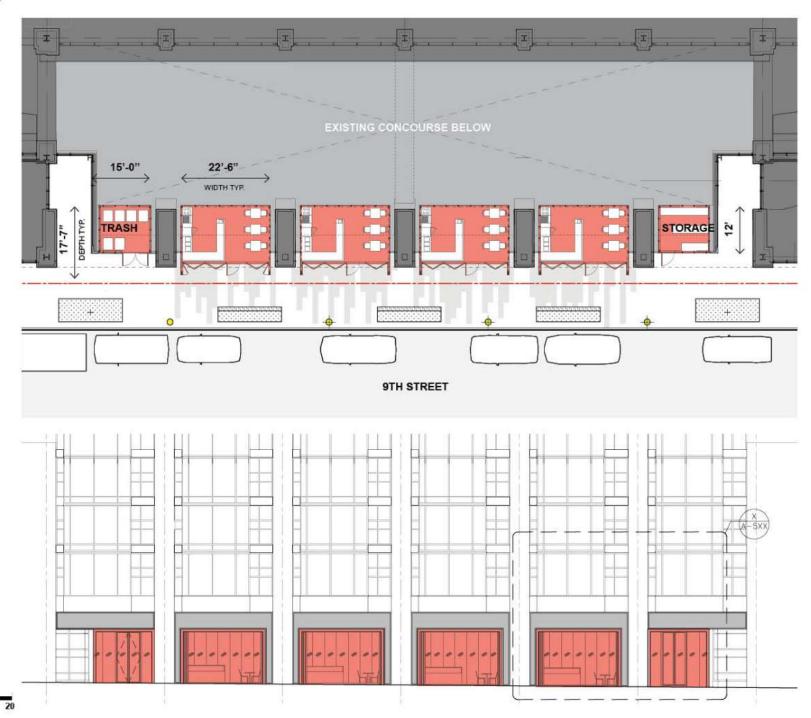
3. Updated
Details and Landscape elements have been further developed



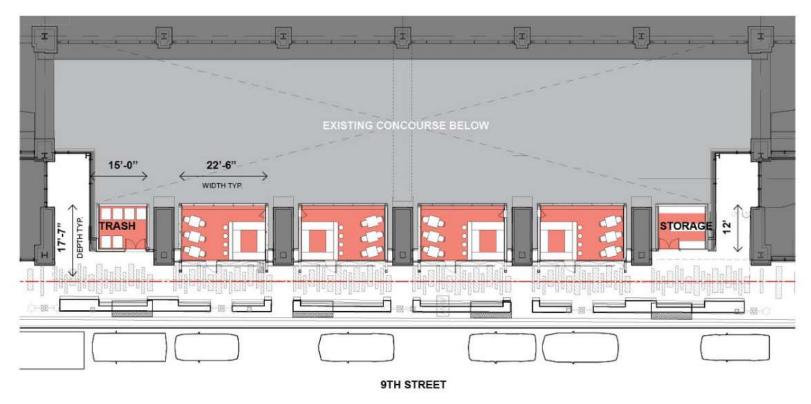
MIDDLE BUILDING RETAIL KIOSKS EXISTING

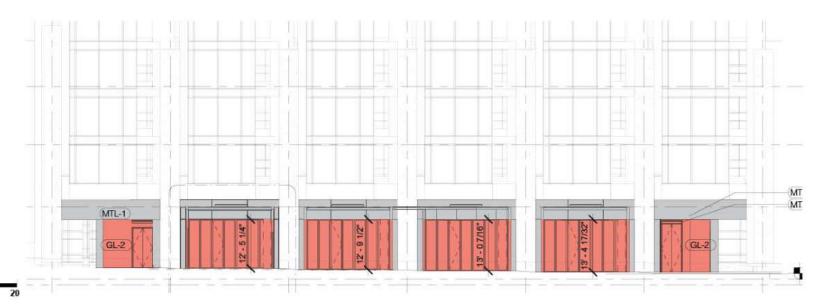


MIDDLE BUILDING RETAIL KIOSKS PREVIOUS

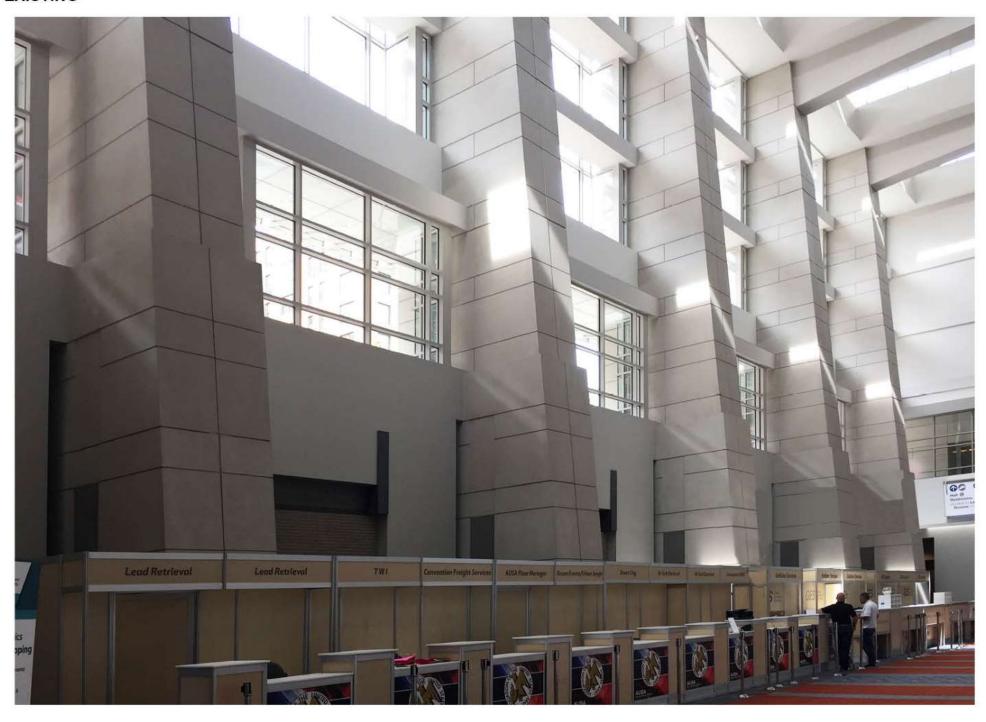


MIDDLE BUILDING RETAIL KIOSKS UPDATED

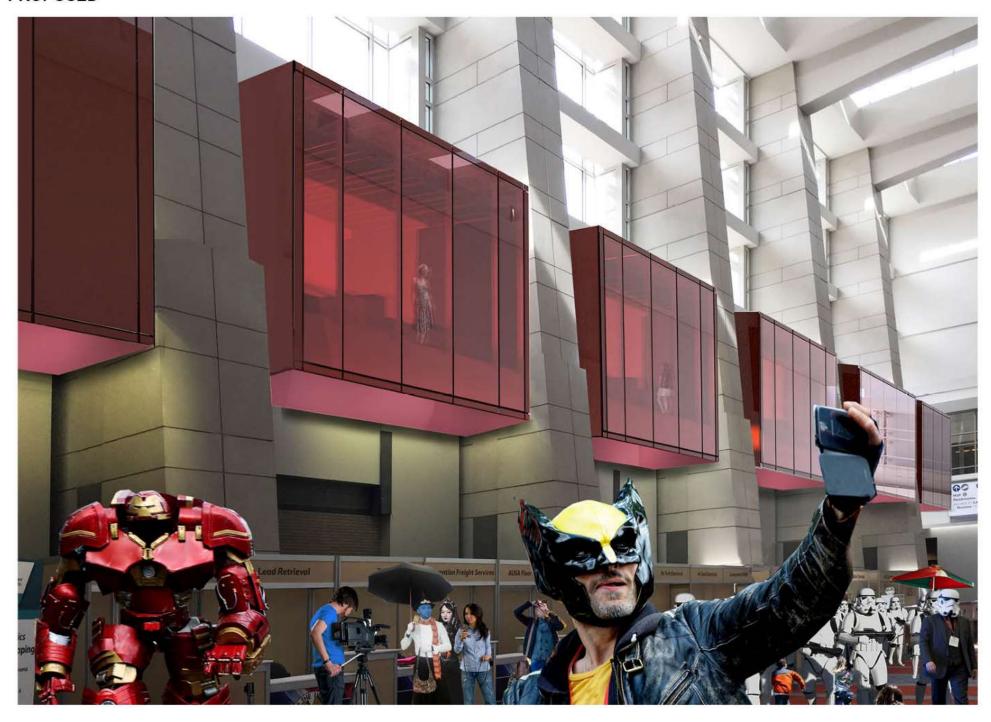


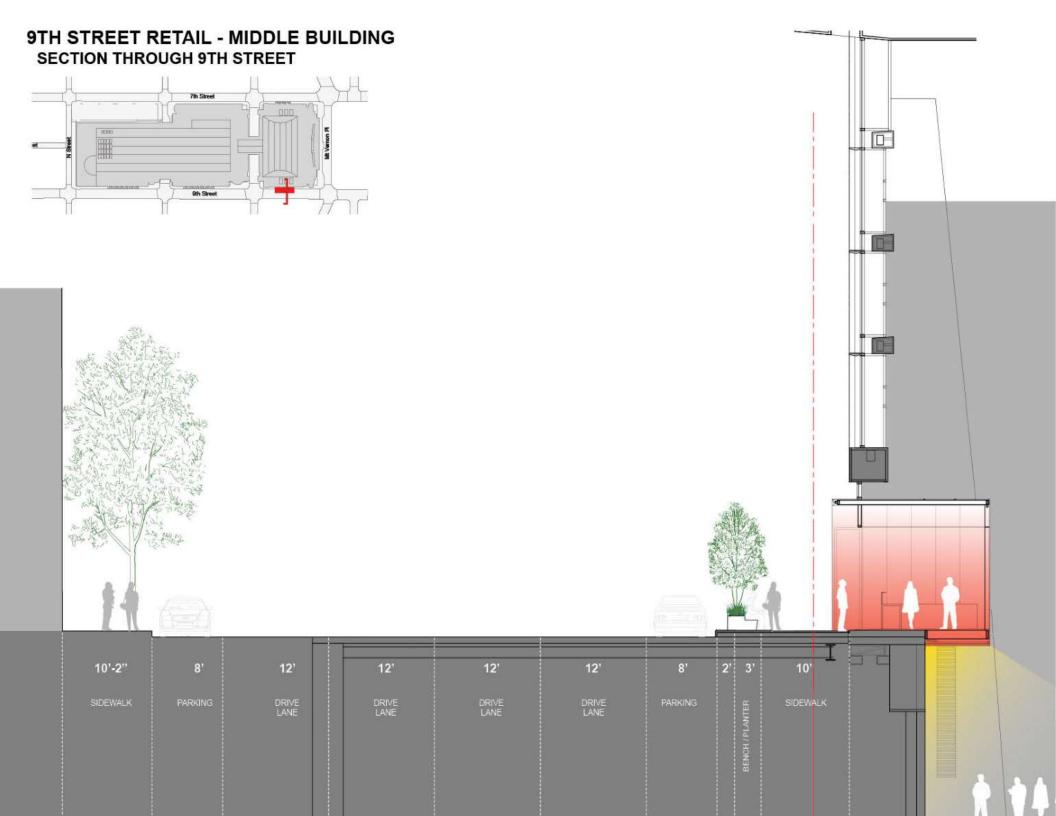


MIDDLE BUILDING RETAIL KIOSKS EXISTING

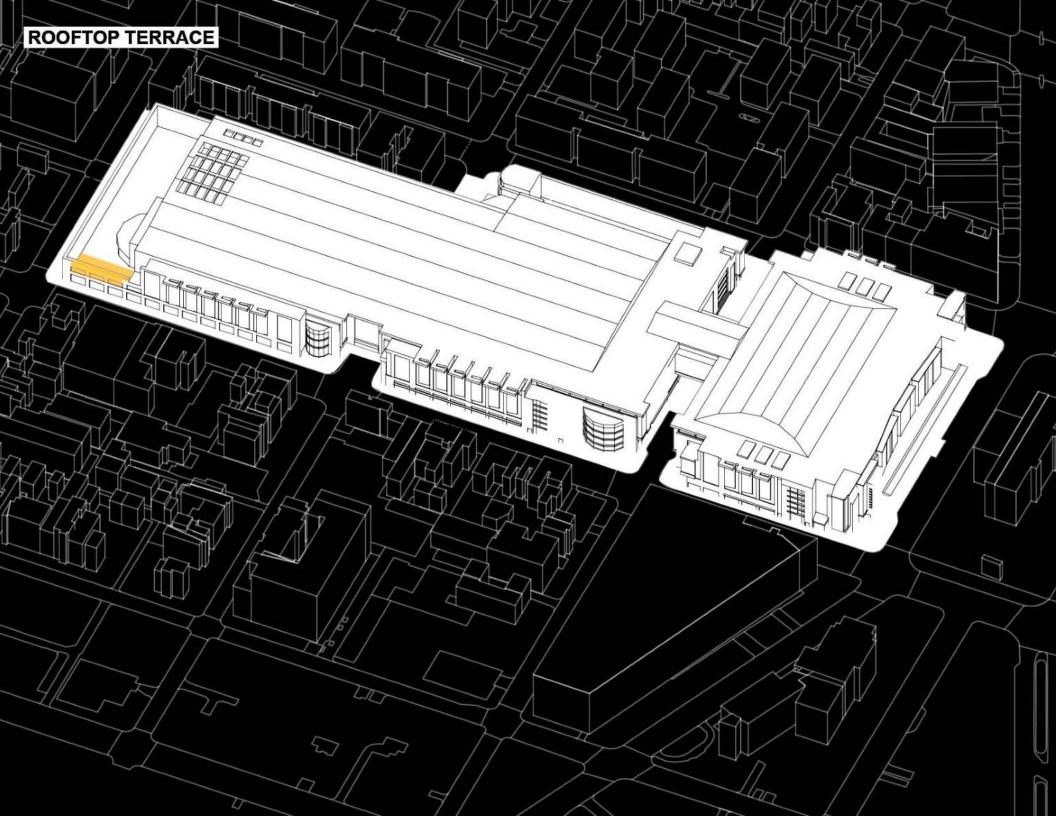


MIDDLE BUILDING RETAIL KIOSKS PROPOSED





N STREET



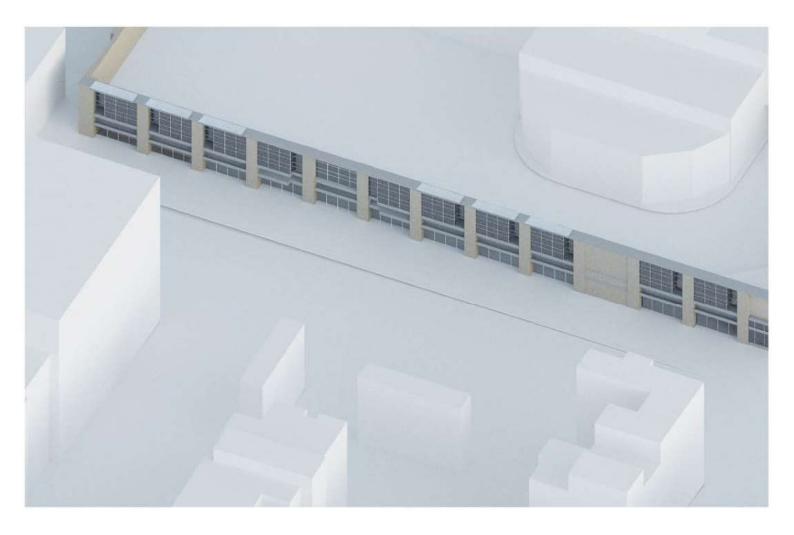
ROOF TERRACE & NORTH BUILDING PLAZA

Existing Condition

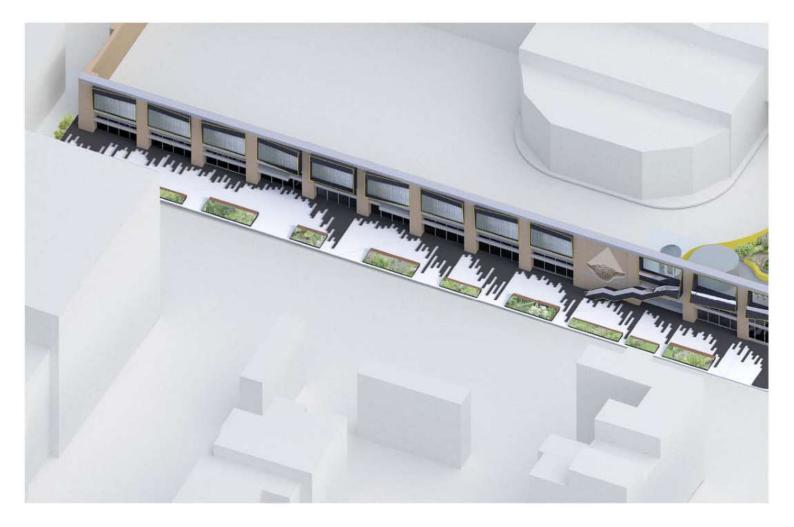




N ST PLAZA EXISTING

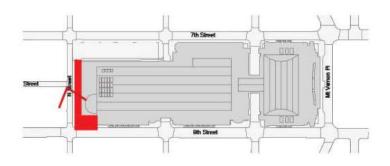


N ST PLAZA PREVIOUS



2. Previous

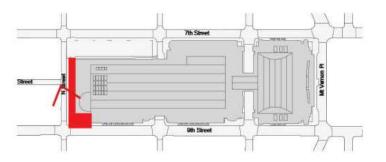
Through continuing the undulating balconies around the comer, the upper level of the building becomes an animated series of public art frames. New planters with seating cluster around the Terrace staircase and sculpture installation, offering an inviting and recognizable landmark for visitors to the Convention Center.



N ST PLAZA UPDATED



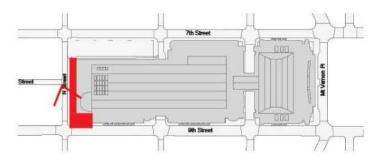
3. Updated
Details and Landscape elements have been further developed, channel glass on frame facade has been replaced with polycarbonate



N ST PLAZA UPDATED



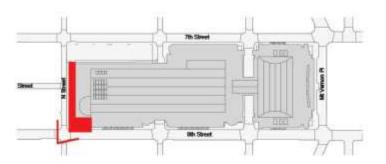
3. Updated
Details and Landscape elements have been further developed, channel glass on frame facade has been replaced with polycarbonate



9TH AND N ST TERRACE **EXISTING**



 Existing Condition
 Street level retail spaces blend in with the massive, continuous presence of the convention center. Furthermore, over half of this portion's facade is comprised of translucent fenestration, meant to disguise the active truck ramp on the second level.

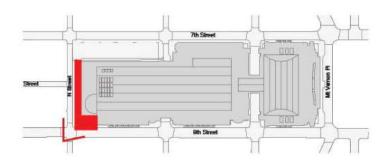


9TH AND N ST TERRACE PREVIOUS



2. Previous

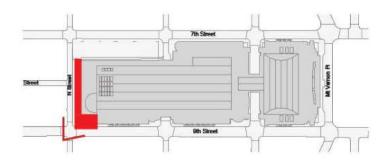
Dynamically undulating balconies replace the second level's fenestration, and invite pedestrians to ascend the building and enjoy the Convention Center's Roof Terrace, a unique opportunity to enjoy public life from above street level. As the balconies attract attention from all sides of the intersection, they also draw passersby to street level amenities.



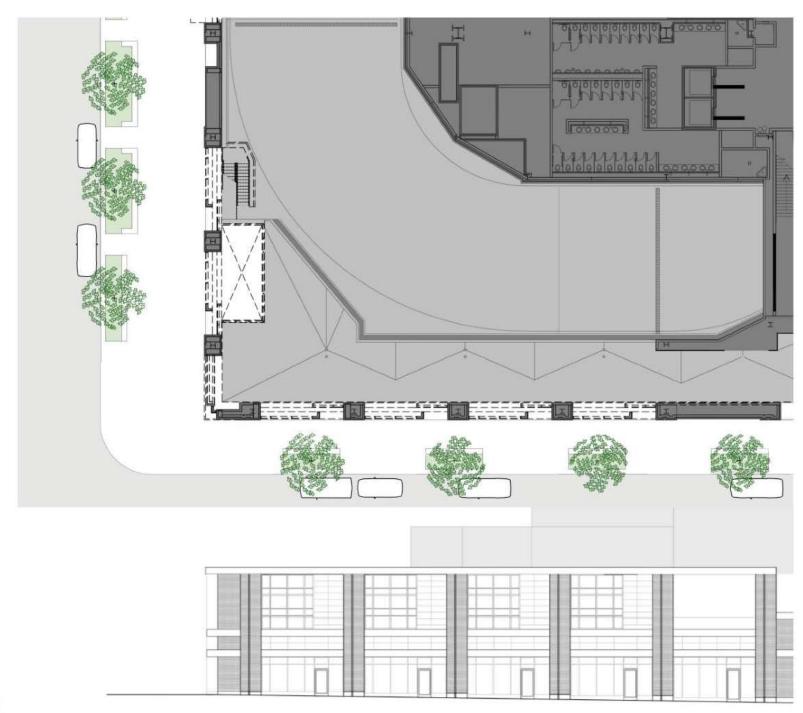
9TH AND N ST TERRACE UPDATED



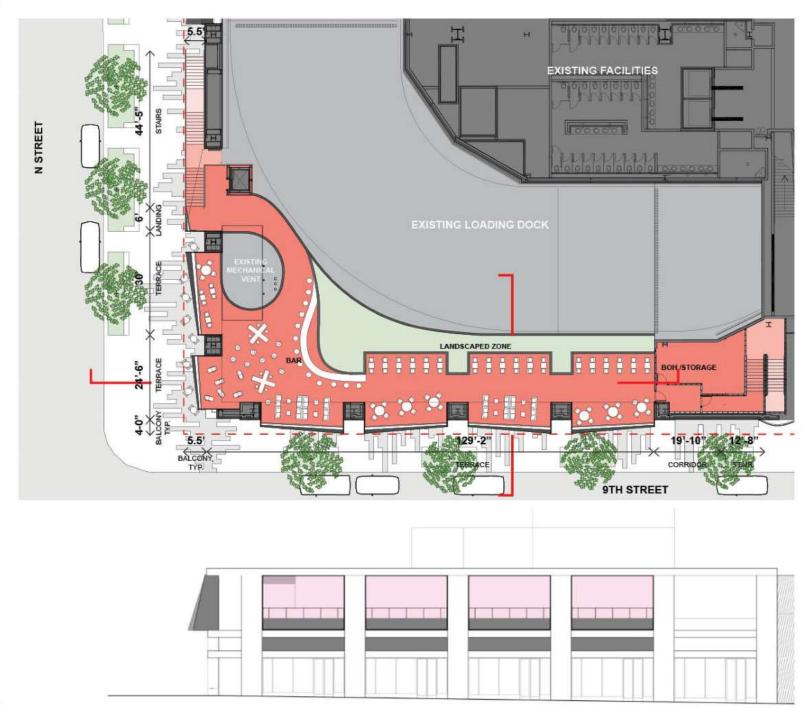
3. Updated
Details and Landscape elements have been further developed



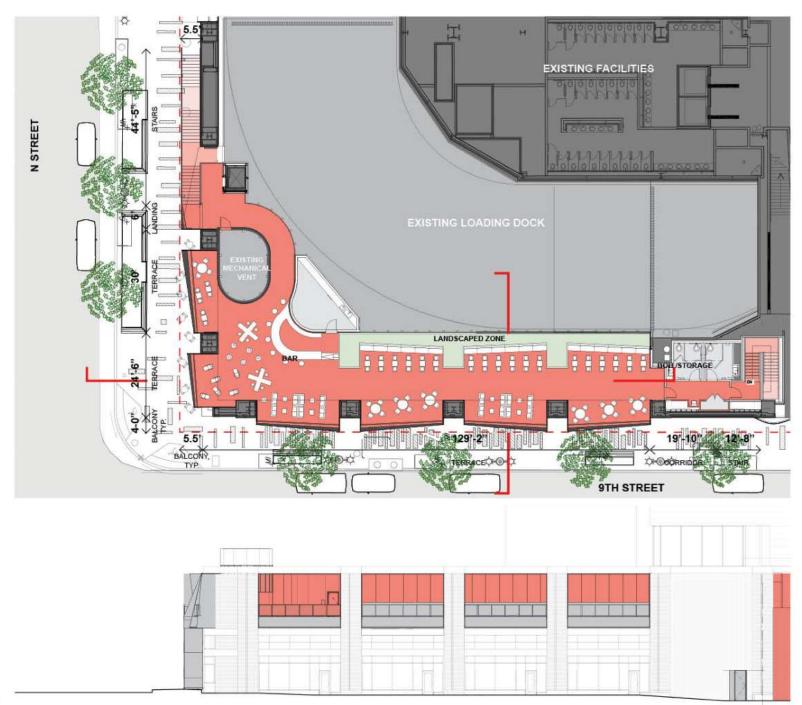
9TH AND N ST TERRACE EXISTING



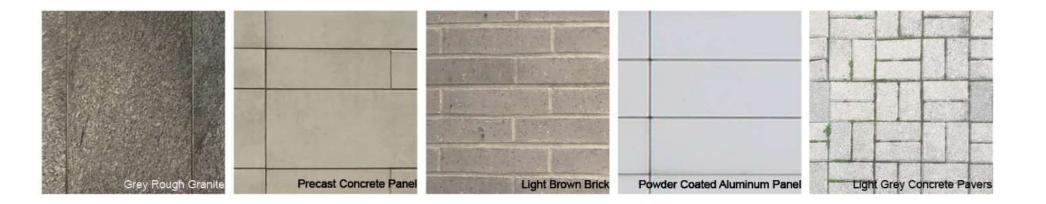
9TH AND N ST TERRACE PREVIOUS



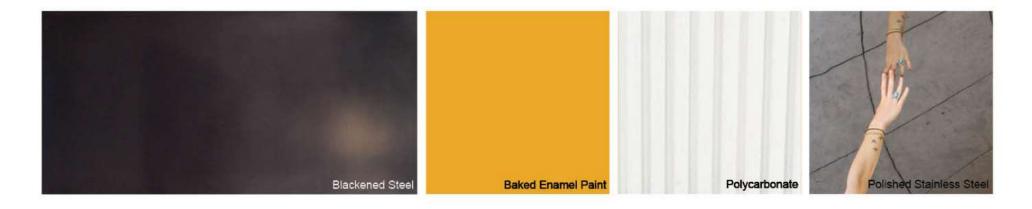
9TH AND N ST TERRACE UPDATED



MATERIALITY Existing Material Palette



Proposed Material Palette



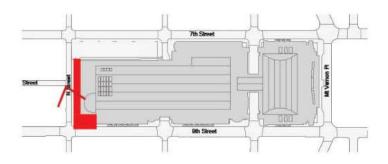
N ST PLAZA EXISTING



1. Existing Condition

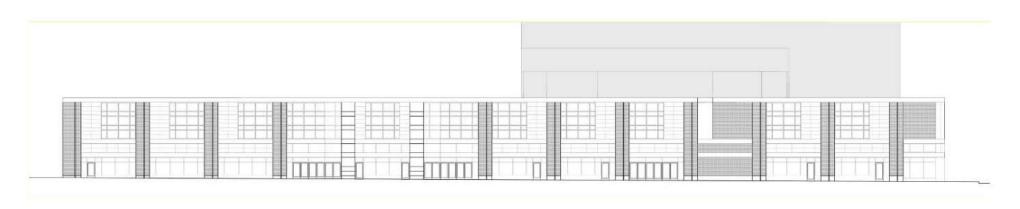
Anonymity and repetition plague the current N

St face of the Convention Center, engendering and alienating character to the streetscape, and reducing the allure of retail spaces.



N ST PLAZA EXISTING



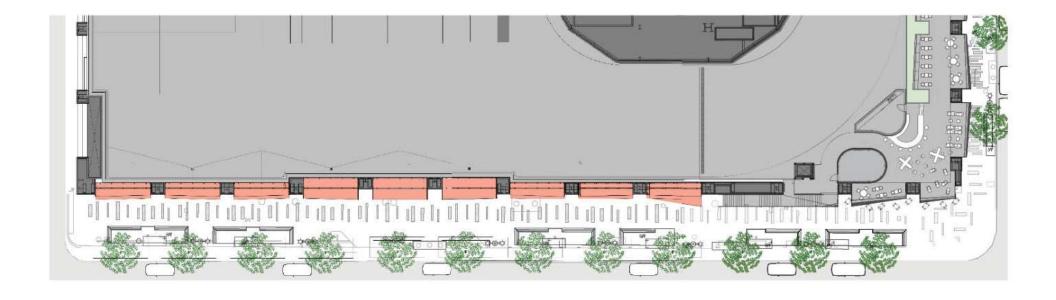


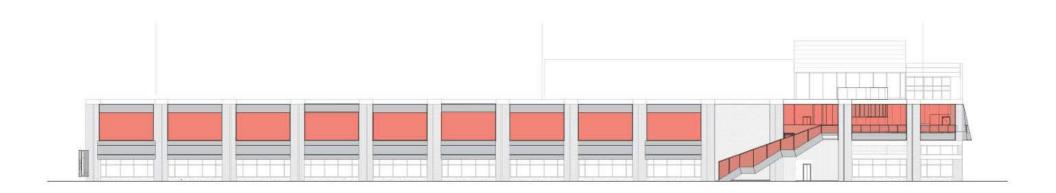
N ST PLAZA PREVIOUS





N ST PLAZA UPDATED



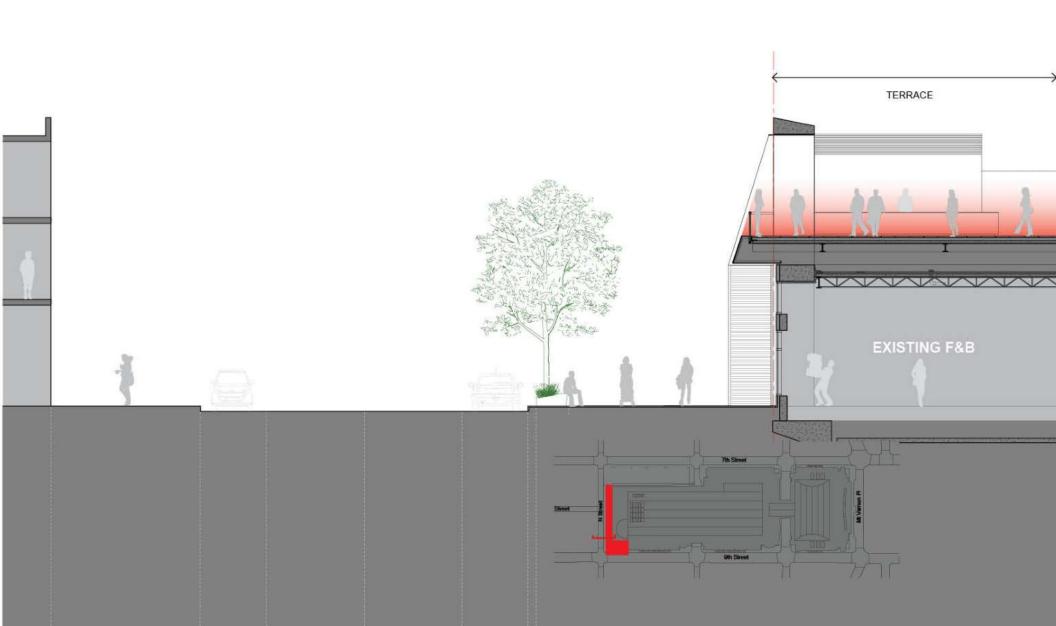


N ST PLAZA EXTERIOR STAIR



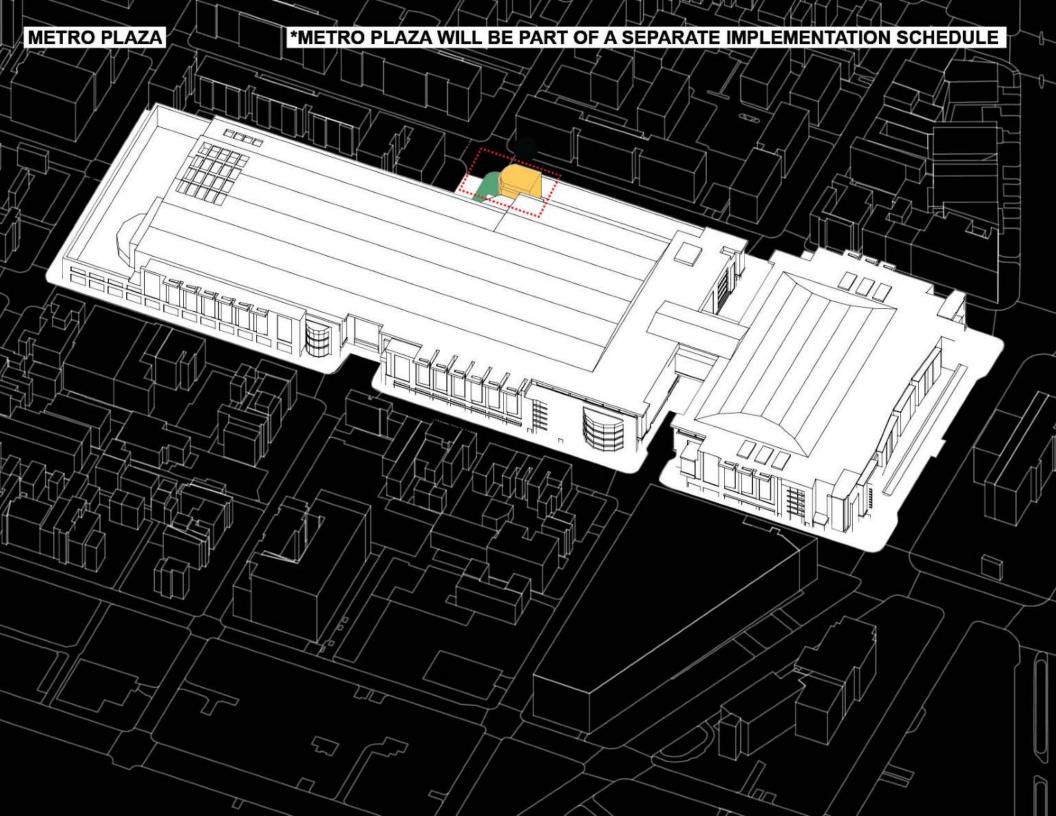
N ST PLAZA EXTERIOR STAIR







METRO PLAZA



METRO PLAZA

*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE

Existing Condition



METRO PLAZA

*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE

Existing Condition



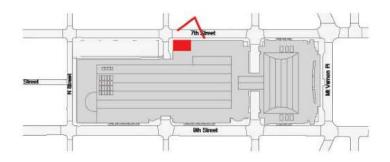
METRO PLAZA EXISTING

*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE



1. Existing Condition

The Mt Vernon Square Metro Station is currently shrouded in a bulky pavilion, creating a dark and uninviting space at the most public entry to the Convention Center.



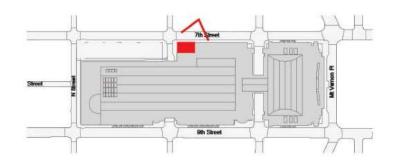
METRO PLAZA PREVIOUS

*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE



2. Previous

In order to give more exposure to the Metro Entrance, a tall chromatic glass volume is extruded from the escalator void. Around this extrusion, three blackened steel frames with chromatic inner linings cantilever above a fully freed Metro Plaza. As the sun advances in the sky, shadows cast by the clerestories animate the ground plane.

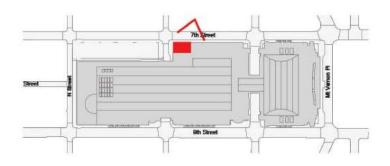


METRO PLAZA PROPOSED

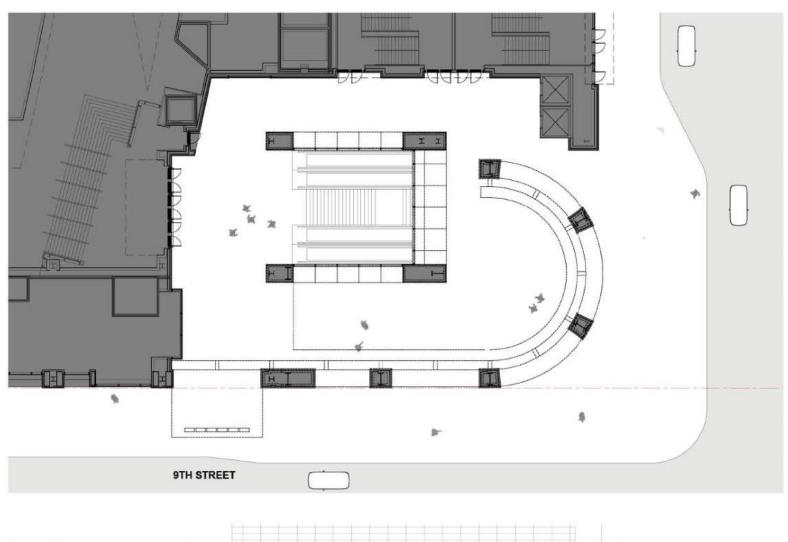
*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE

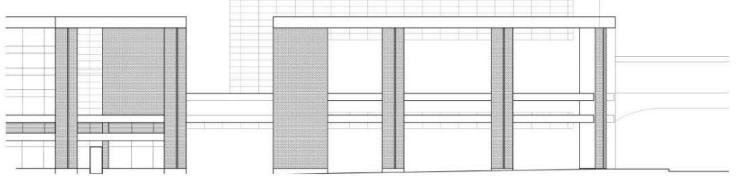


3. Updated
Design update focused on making
the metro plaza more financially and
structurally feasible



*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE

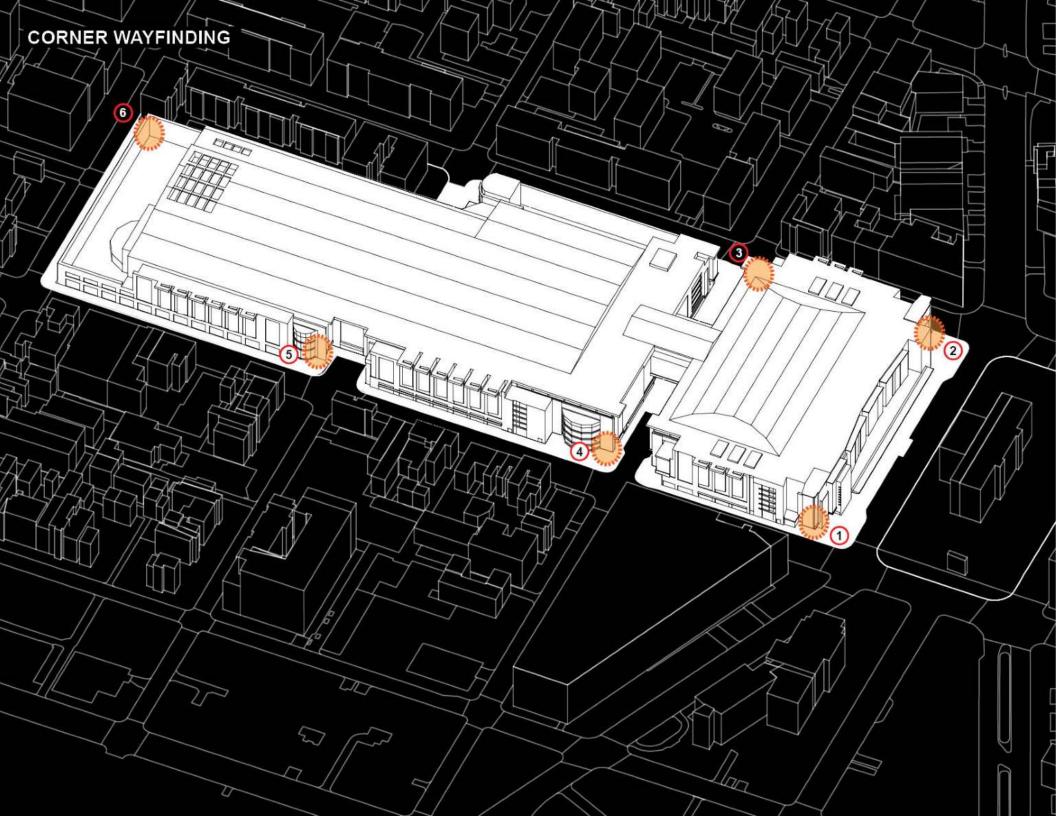








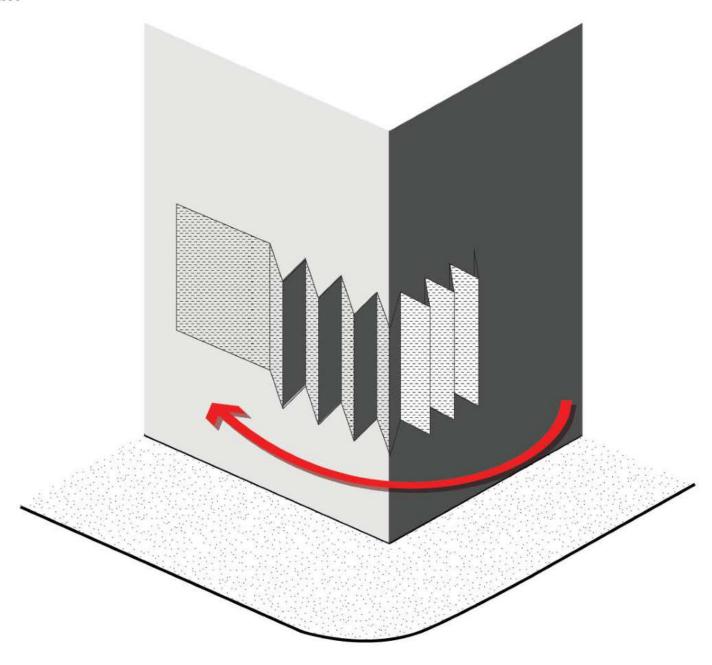
WAYFINDING



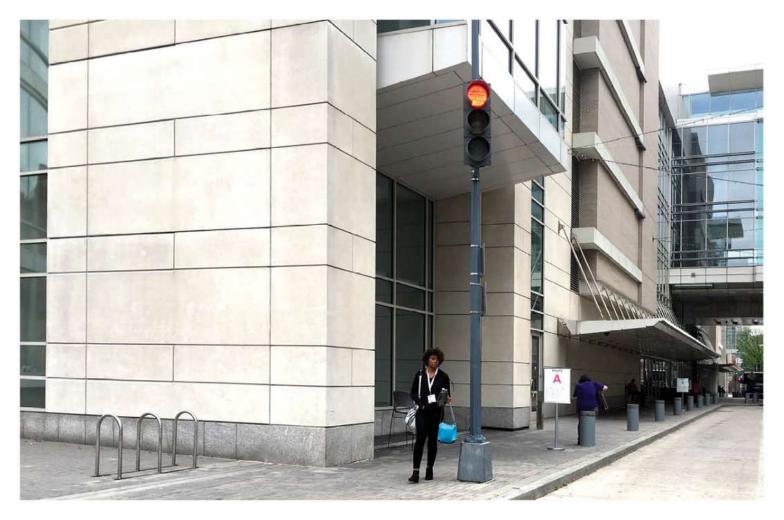


WAYFINDING

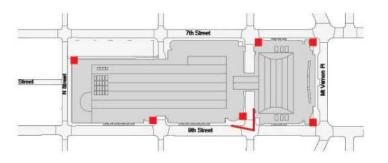
IMPLIED MOVEMENT



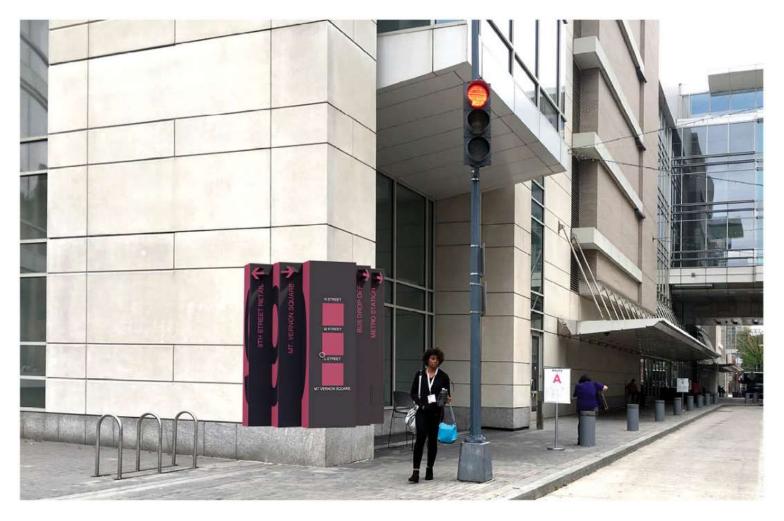
WAYFINDING **EXISTING**



 Existing Condition
 Visitors unfamiliar with the six streets surrounding and cutting through the massive Convention Center complex are easily turned around.

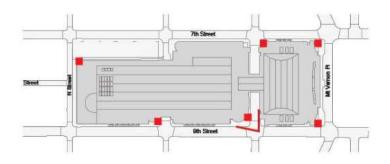


WAYFINDING PREVIOUS

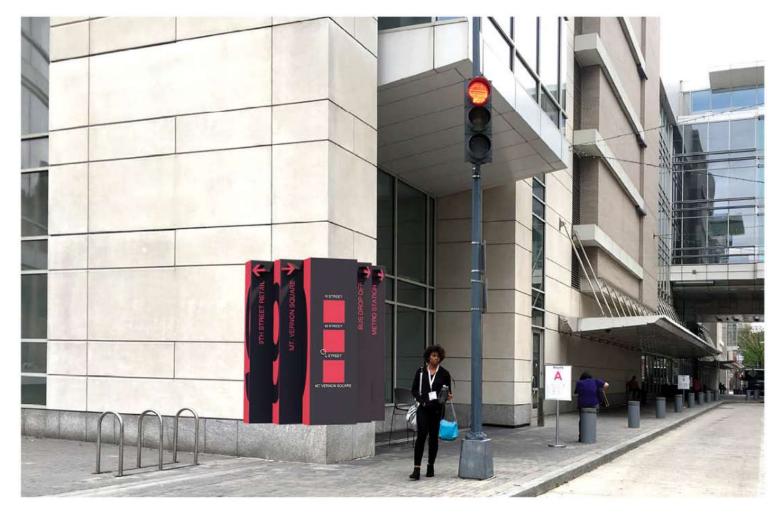


2. Previous

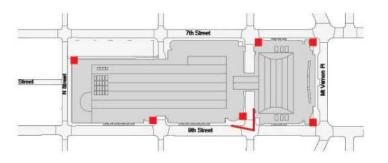
Inserted at six heavily trafficked corners of the Convention Center, new Wayfinding signs provide orientation from far away through super graphics, from closer through directional signs to surrounding landmarks, and up close through a more detailed map listing amenities and retail around the area.



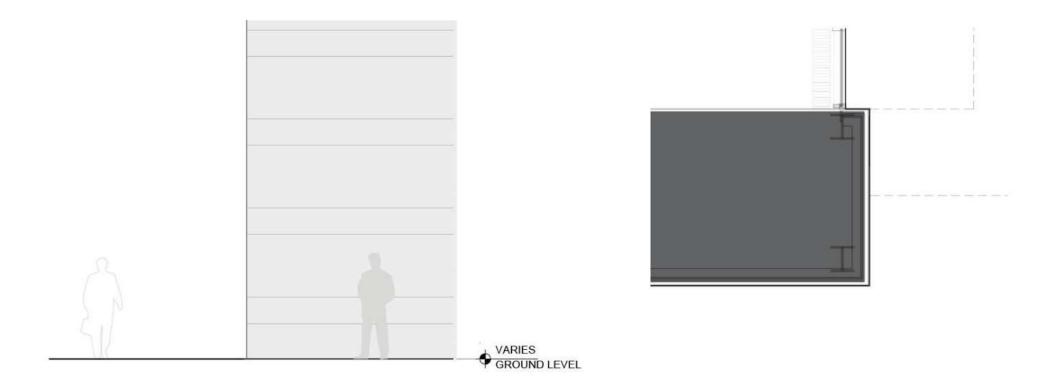
WAYFINDING **UPDATED**



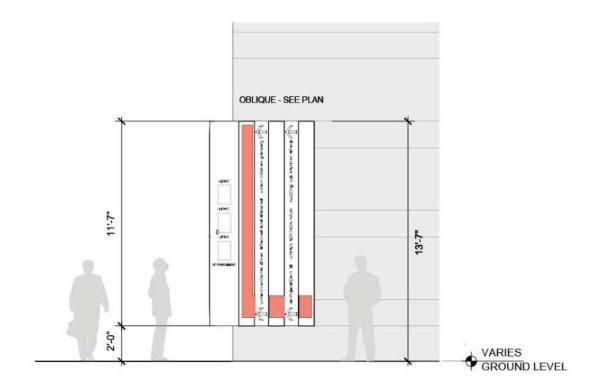
3. Updated
Color of the signage has been changed to a red which corresponds more closely to the materiality used throughout the project

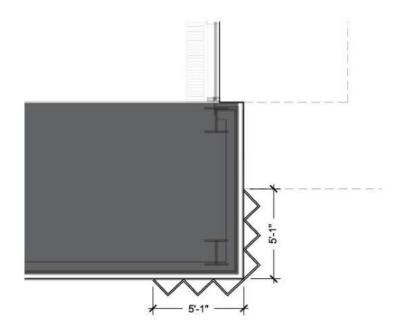


WAYFINDING EXISTING

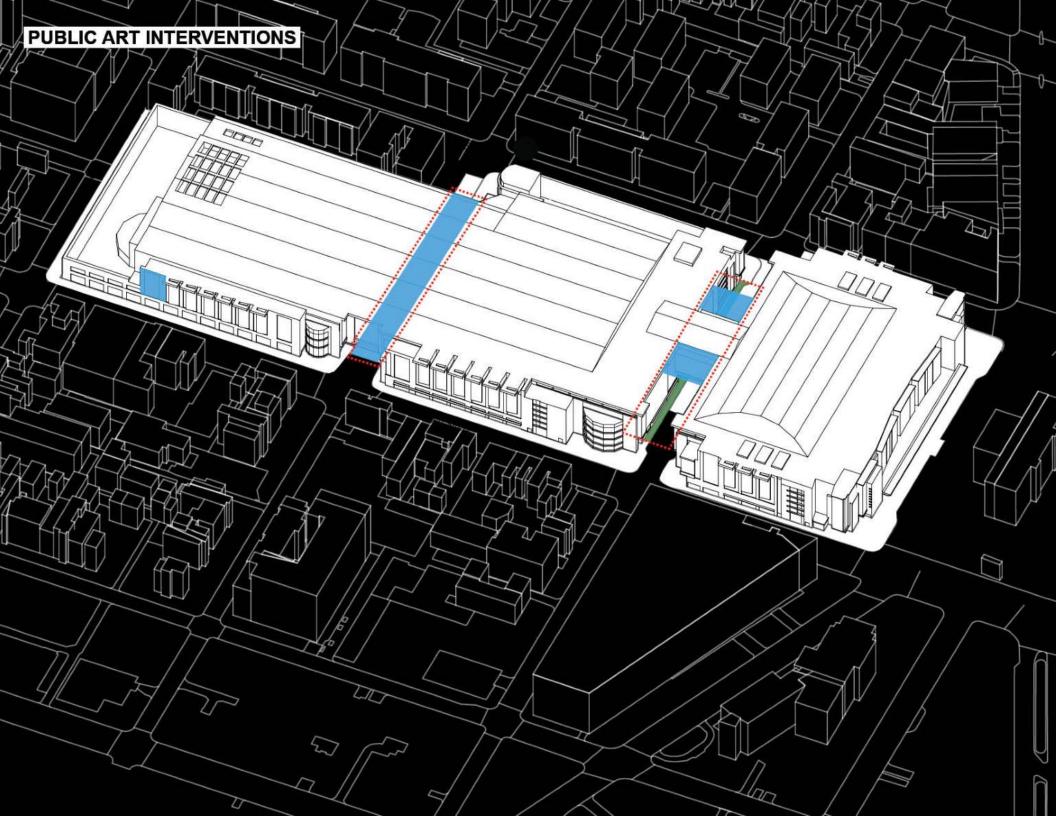


WAYFINDING PREVIOUS





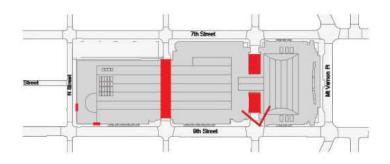
PUBLIC ART



L STREET ENTRANCE **EXISTING**



Existing Condition
 A series of hanging lamps span over L
 Street, but offer little to signify the location as a major entrance nor to define any character to the two-block long passage.



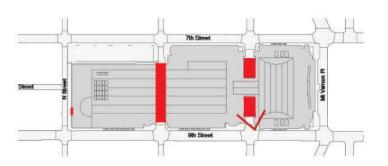
L STREET ENTRANCE PROPOSED



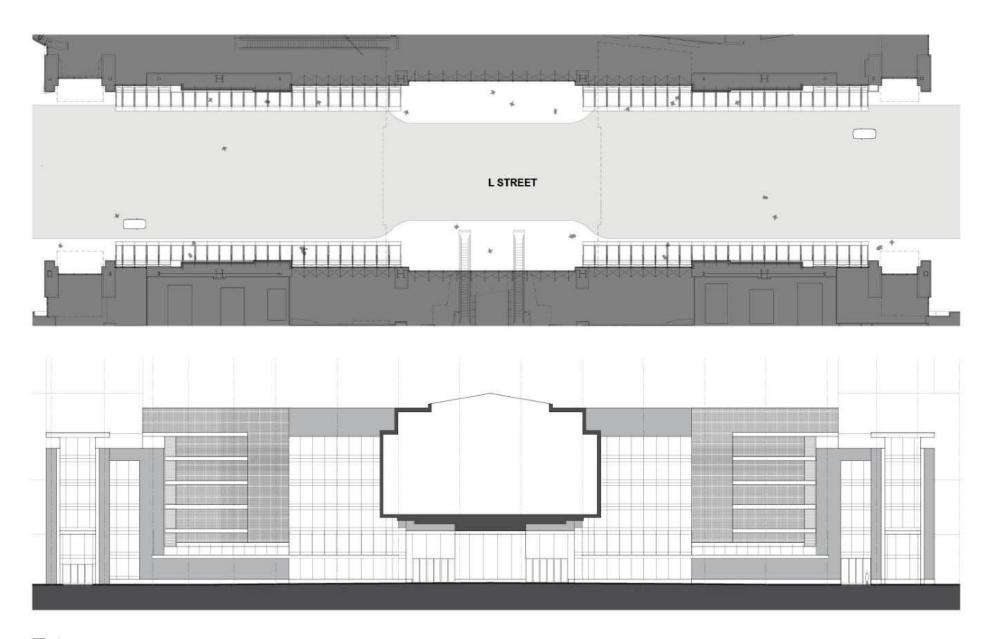
Work by Janet Echelman shown as reference only

2. PROPOSED

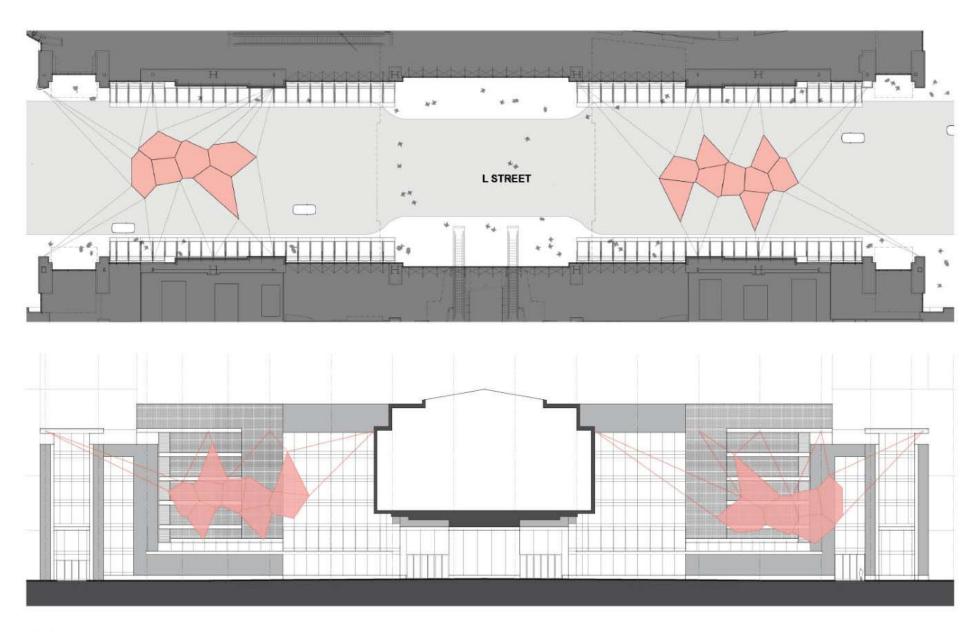
The large span between the two L St facing facades of the Convention Center offers an opportunity for a site-specific hanging urban art installation to provide excitement to the passage and signify the location as a point of arrival.



L STREET ENTRANCE EXISTING



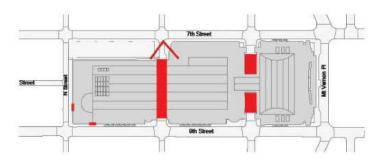
L STREET ENTRANCE PROPOSED



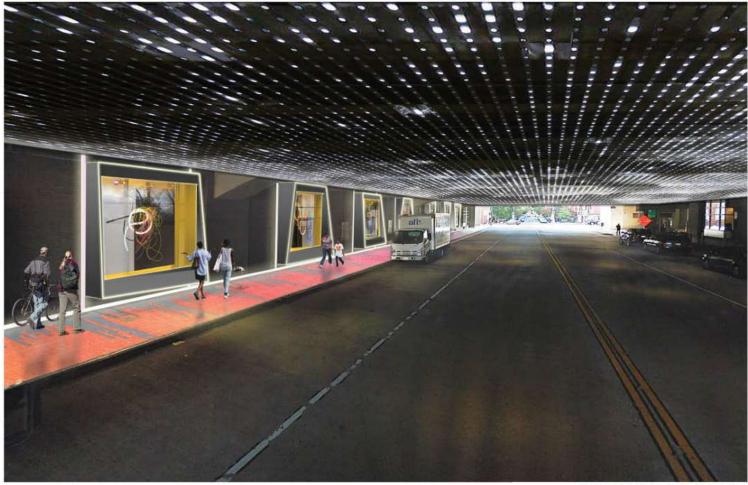
M STREET TUNNEL EXISTING



Existing Condition
 The current passage through the M St
 Tunnel is dark, claustrophobic and long.
 There is little to experience except for the circulation of service vehicles entering and exiting the truck ramp feeding into the street.



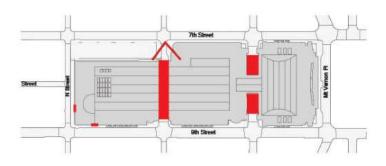
M STREET TUNNEL PREVIOUS



Work by Leo Villareal shown as reference only

2. PROPOSED

The long ceiling of the Tunnel, shielded from natural daylight, offers an opportunity for a large scale light installation. Frames containing rotating artwork line the previously dead wall surface along the sidewalks.

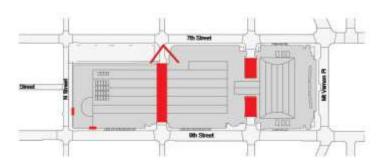


M STREET TUNNEL PROPOSED



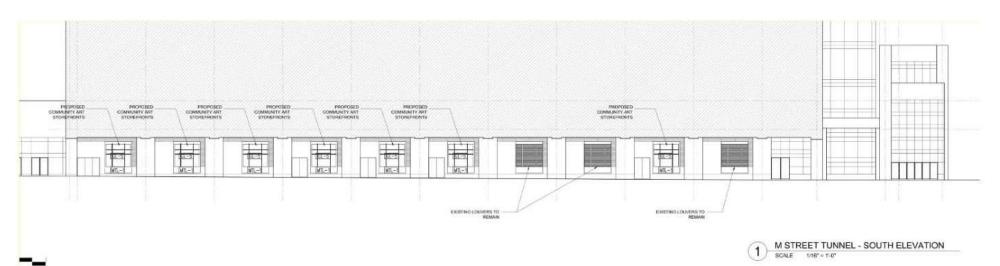
2. PROPOSED

The long ceiling of the Tunnel, shielded from natural daylight, offers an opportunity for a lighting intervention. Frames containing rotating artwork line the previously dead wall surface along the sidewalks.

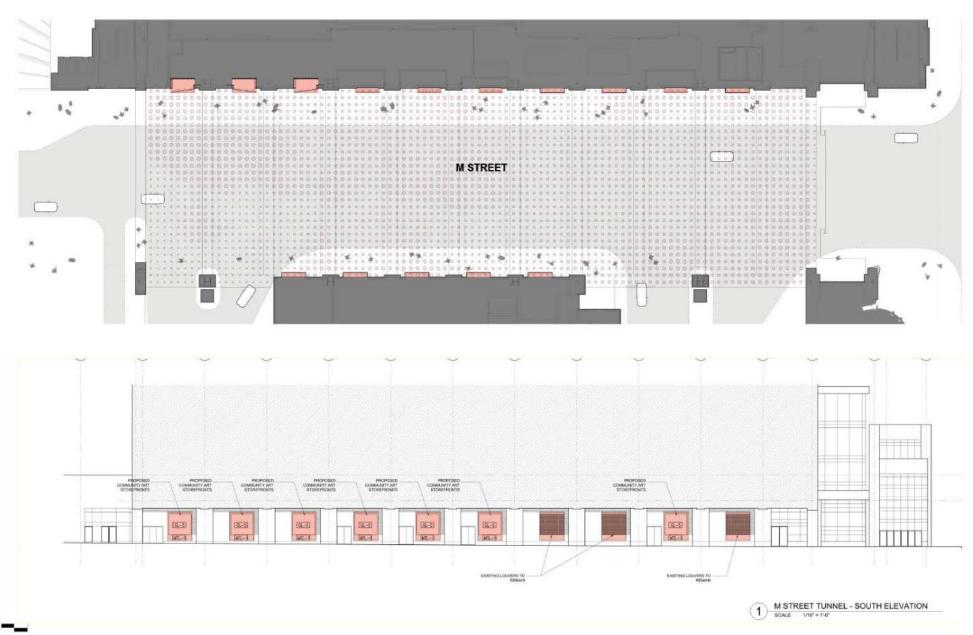


M STREET TUNNEL EXISTING

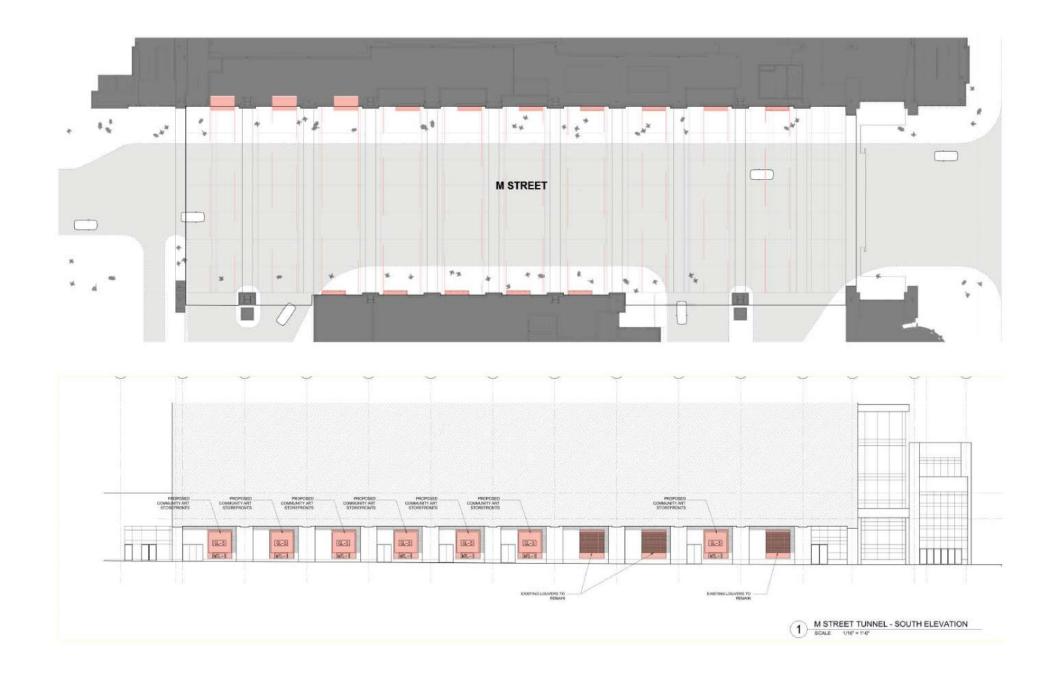




L STREET ENTRANCE PREVIOUS



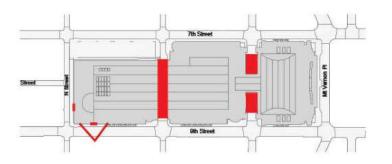
M STREET TUNNEL PROPOSED



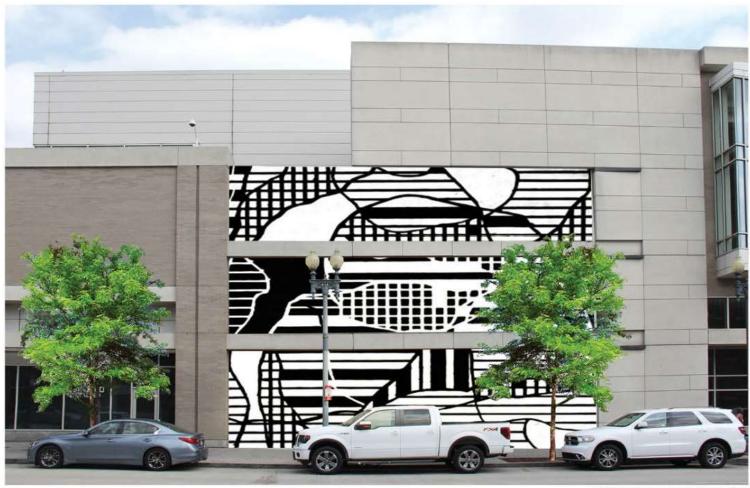
9TH ST NORTH BUILDING EXISTING



1. Existing Condition Along 9th St between M and N Streets is a 65' span of bare brick wall.



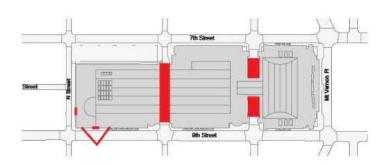
9TH ST NORTH BUILDING PROPOSED



Work bySten Lex shown as reference only

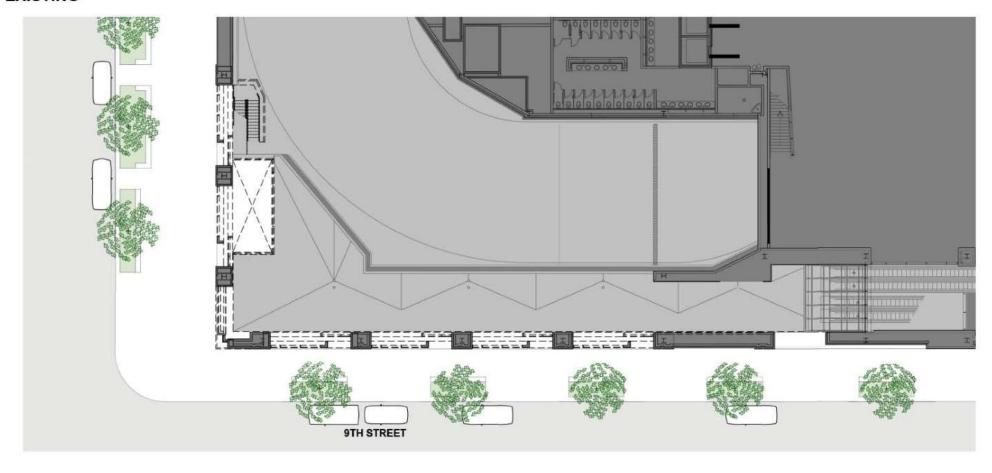
2. Proposed

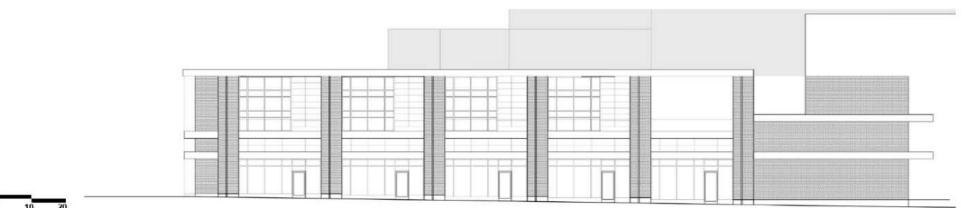
The now empty wall is an favorable site for a facade sculpture or mural, as well as an opportunity to connect the Convention Center to the vibrant mural culture of Shaw.



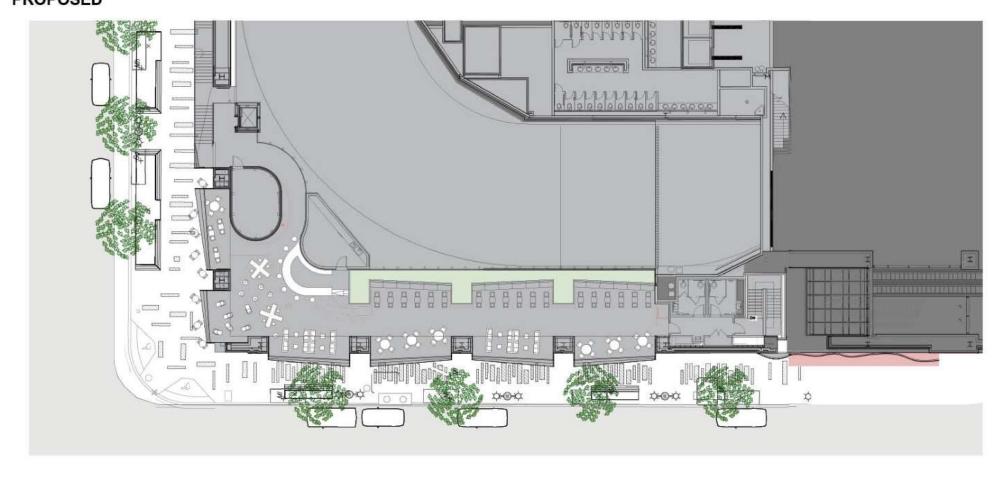
9TH ST NORTH BUILDING

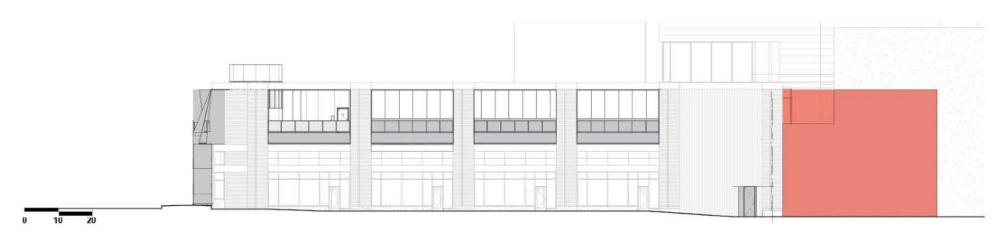
EXISTING





9TH ST NORTH BUILDING PROPOSED

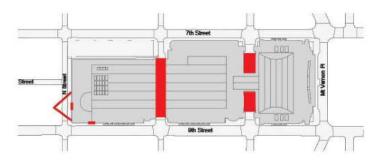




N ST PLAZA EXISTING



1. Existing Condition
The edge of the Convention Center along N St is currently devoid of interest, especially at this fully opaque span.

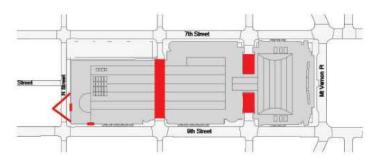


N ST PLAZA PROPOSED

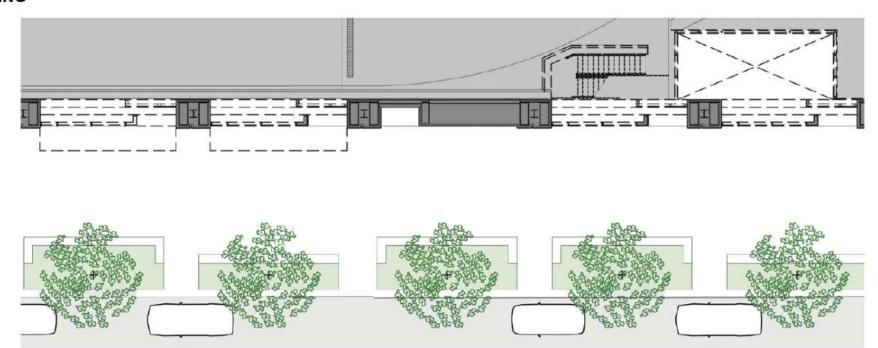


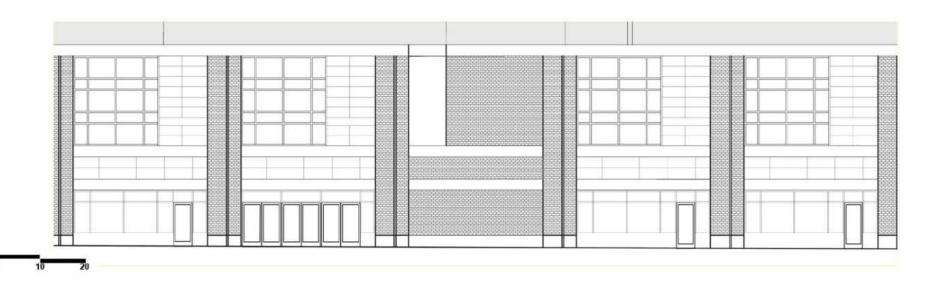
Work by Ball Nogues shown as reference only

2. Proposed N St Plaza is invigorated by a site-specific sculpture, providing increased visibility to the Terrace Stairs and offering a legible landmark quality to the public space.



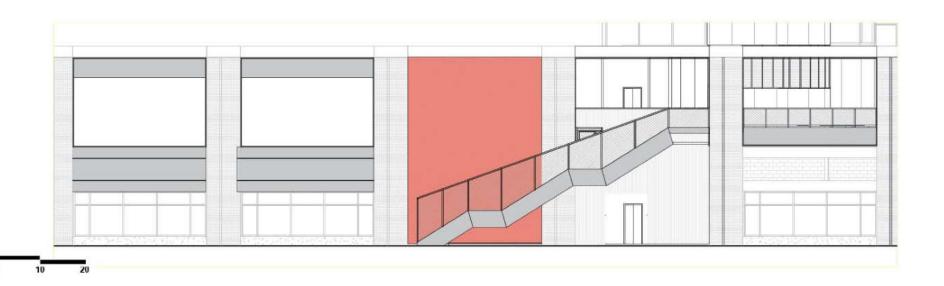
N ST PLAZA EXISTING



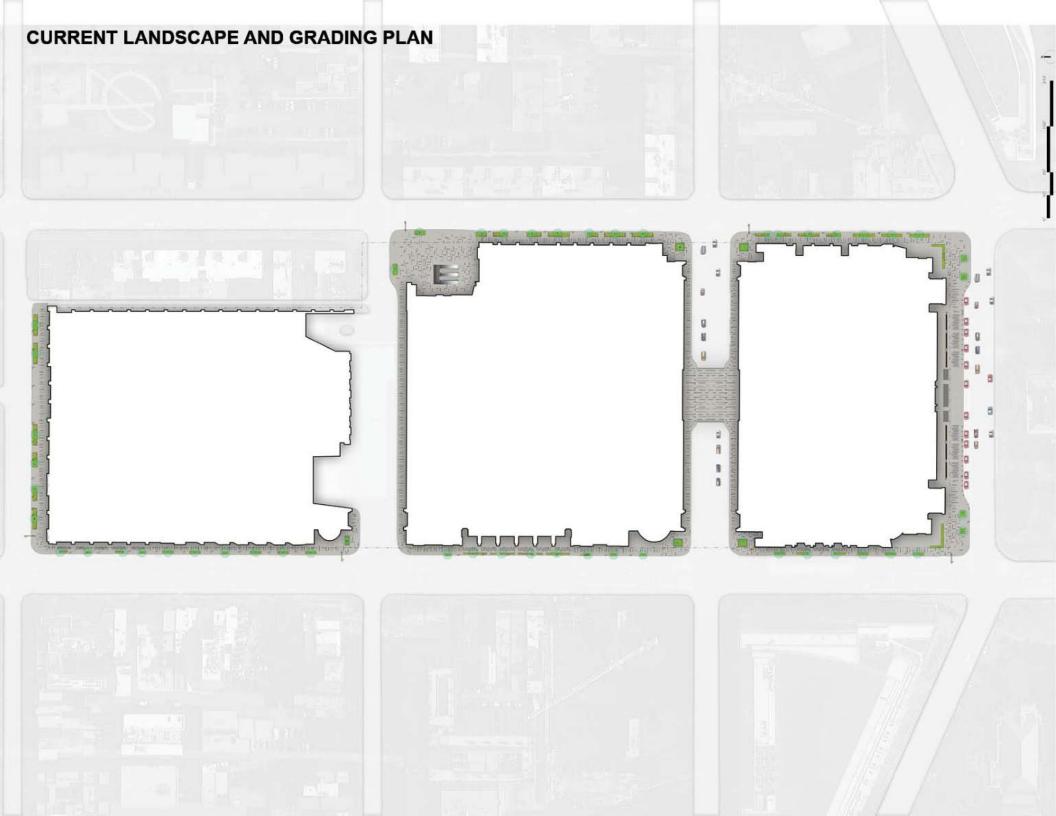


N ST PLAZA PROPOSED





PAVING, PLANTING AND SEATING



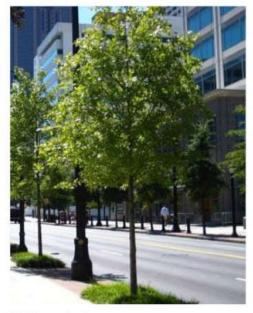
PLANTING STRATEGY PRELIMINARY PALETTE - TREES



Sycamore



Red Map



Willow Oak



Styrax



Honey Locust



Serviceberry

PRELIMINARY PALETTE - HERBACEOUS LAYER



Black Eyed Susan



Russian Sage



Coneflower



Salvia



Molinia

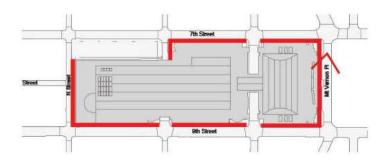


BlueGrama

MT VERNON ENTRANCE EXISTING



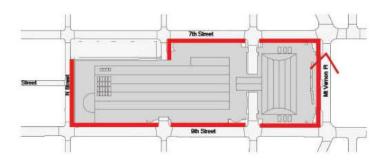
1. Existing Condition



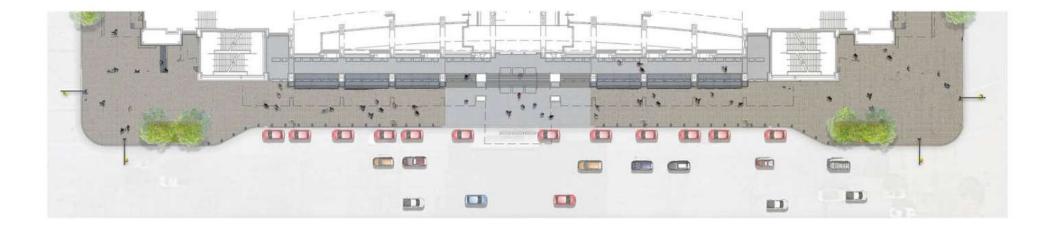
MT VERNON ENTRANCE PROPOSED

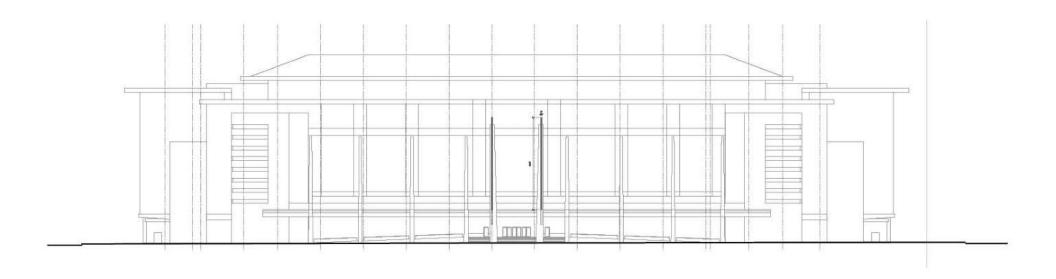


2. Proposed Condition

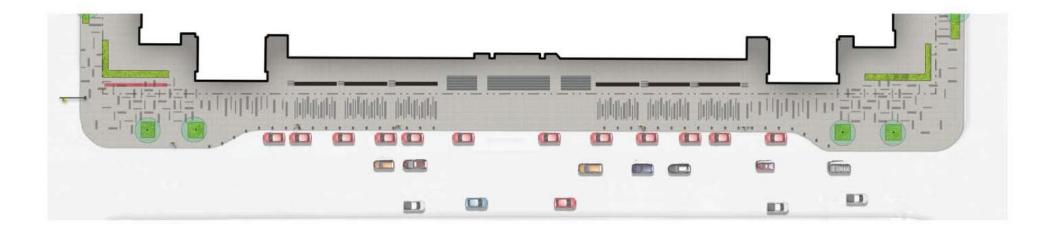


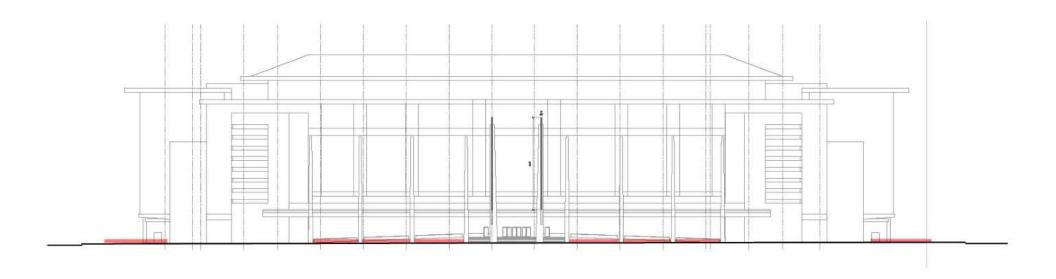
MT VERNON ENTRANCE EXISTING



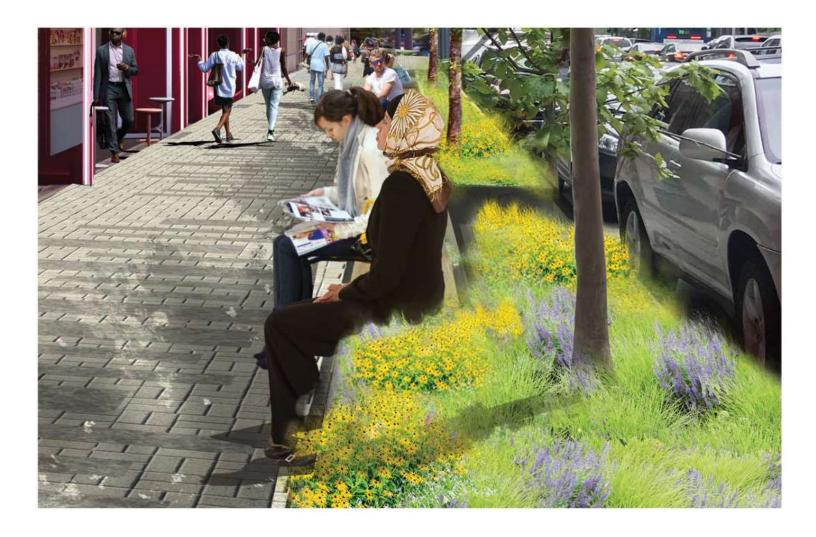


MT VERNON ENTRANCE PROPOSED

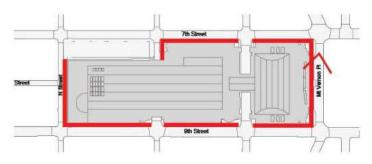




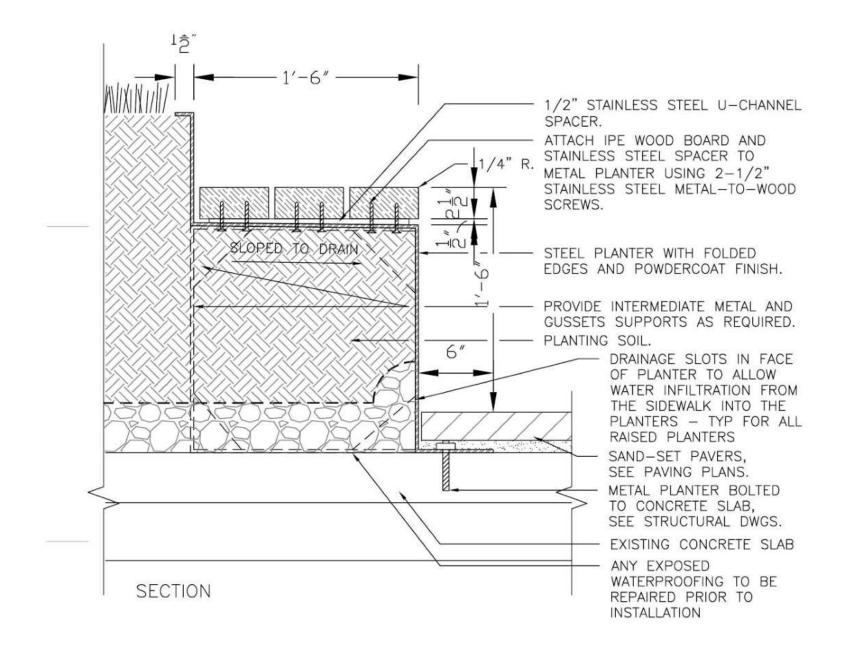
PLANTER DESIGN



2. Proposed Planters



PLANTER DESIGN

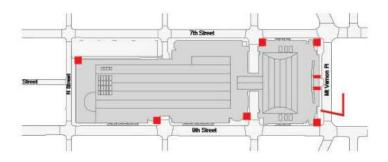


SITEWIDE LIGHTING

MT VERNON ENTRANCE PYLONS **EXISTING**



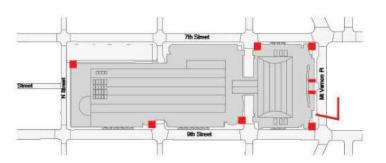
1. Existing Condition
The current pylons framing the Mt. Vernon
Entrance are not light emitting, and must be
projected onto in order to light up at night.



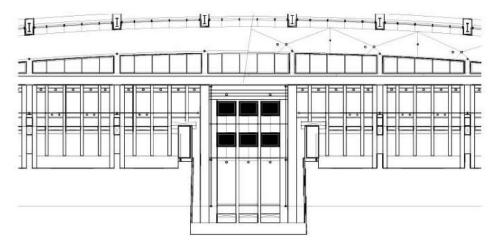
MT VERNON ENTRANCE PYLONS **PROPOSED**

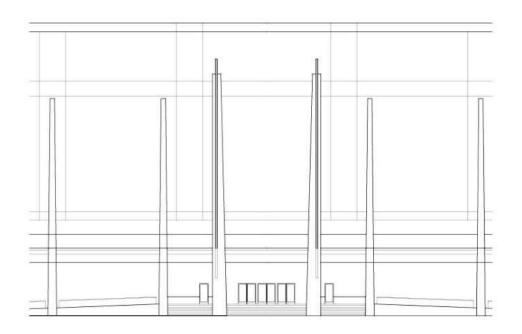


2. Proposed By replacing the current pylon inserts with translucent glass and inserting it with strip lighting, multiple lighting effects will be achievable.

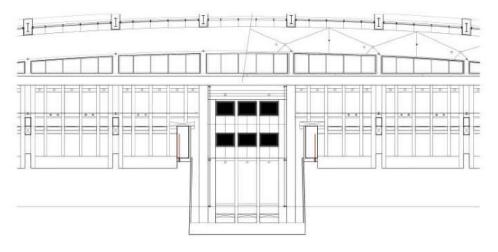


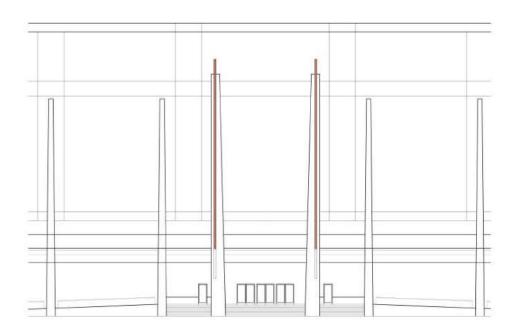
MT VERNON ENTRANCE PYLONS EXISTING





MT VERNON ENTRANCE PYLONS PROPOSED



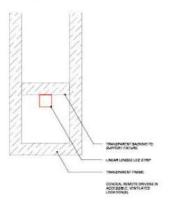






FRAMES OF LIGHT

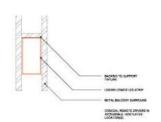
Kiosk Frame Lighting







Projected Balconies

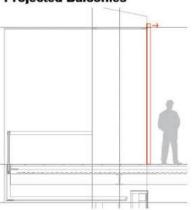








Projected Balconies











UNDERSIDE OF KIOSK LIGHTING

Gradient Illumination









N STREET TERRACE ILLUMINATION

Terrace Illumination





Steplighting



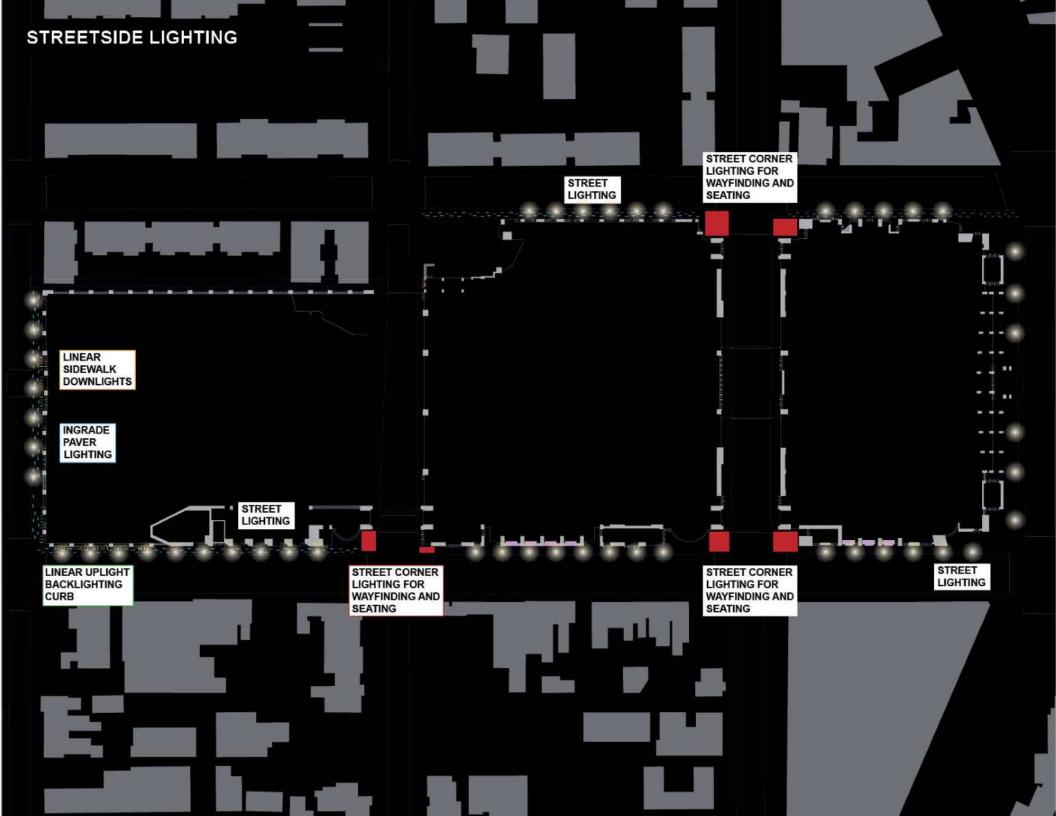


Garden Uplighting





Floor Mounted



STREETSIDE LIGHTING

Linear Sidewalk Downlighting

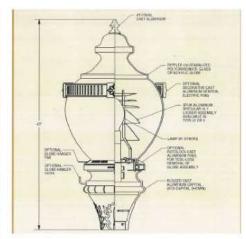






Streetlight Shield





Wayfinding and Seating

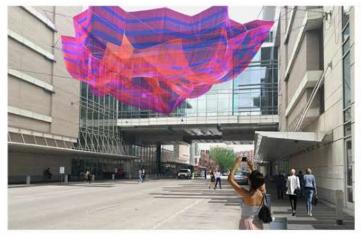






ART ILLUMINATION

Upward Spotlight







Grazing vs Direct Illumination







*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE **CANOPY LIGHTING** CANOPY FRAME OF LIGHT CANOPY INTEGRATED LIGHTING PYLON LUMINOUS SPLINE

CANOPY LIGHTING

Thicker Bands of Frame Lighting

*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE







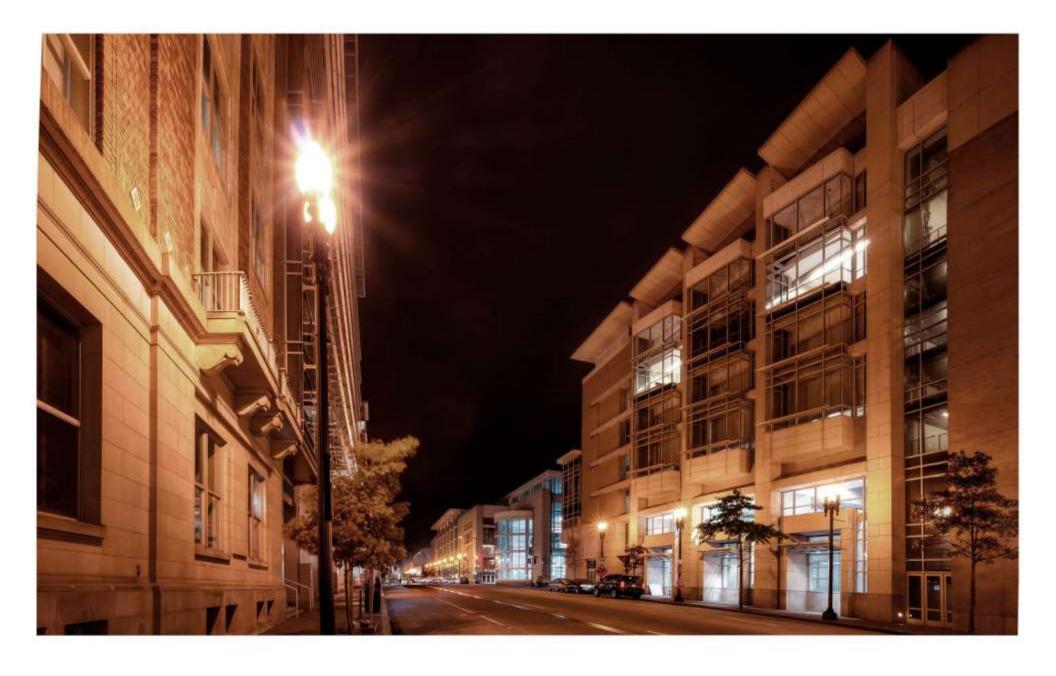
Linear Lighting along Existing Canopy







VIEW 3. From South of L Street on 9th Street (Pre-intervention)



VIEW 3. From South of L Street on 9th Street (Post-intervention)



VIEW 2. From East of Massachussets and Mt. Vernon PL (Pre-intervention)



VIEW 2. From East of Massachussets and Mt. Vernon PL (Post-intervention)



VIEW 4. From North L Street on 9th Street (Pre-intervention)



VIEW 4. From North L Street on 9th Street (Post-intervention)



VIEW 5. From North of N Street on 9th Street (Pre-intervention)



VIEW 5. From North of N Street on 9th Street (Post-intervention)



VIEW 6. From NE corner of M and 7th Streets (Pre-intervention)



*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE

VIEW 6. From NE corner of M and 7th Streets (Post-intervention)

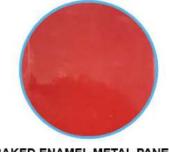


*METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE

MATERIALS

MATERIAL PALETTE PROPOSED







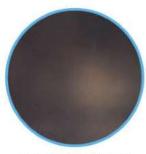
COLOR TINTED GLASS



POLISHED STAINLESS STEEL







CORRUGATED STAINLESS STEEL

LED STRIP LIGHTING IN FRAMES

BLACKENED METAL







TENANT FIT-OUT WALL ON GWB

ROUGH TECTURED GRANITE

MATERIAL PALETTE RETAIL KIOSKS









TENANT FIT-OUT WALL ON GWB



ROUGH TEXTURED GRANITE



COLOR TINTED GLASS



BAKED ENAMEL METAL PANELS



BLACKENED METAL

MATERIAL PALETTE N ST. TERRACE AND PLAZA





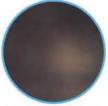
BAKED ENAMEL METAL PANELS



CORRUGATED STAINLESS STEEL



LED STRIP LIGHTING



BLACKENED METAL



ROUGH TEXTURED GRANITE



POLISHED STAINLESS STEEL

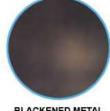
MATERIAL PALETTE *METRO PLAZA WILL BE PART OF A SEPARATE IMPLEMENTATION SCHEDULE METRO PLAZA (FUTURE PHASE)





METAL PANELS







BLACKENED METAL

ROUGH TEXTURED GRANITE

